



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

10/05/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Lincoln City Plan Amendment
DLCD File Number 008-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, October 20, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Debra Martzahn, City of Lincoln City
Angela Lazarean, DLCD Urban Planning Specialist

<paa> N



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

DATE STAMP	☐ In person ☐ electronic ☐ mailed
	DEPT OF
	SEP 30 2011
	LAND CONSERVATION AND DEVELOPMENT
For Office Use Only	

Jurisdiction: **Lincoln City**

Local file number: **ZOA 2011-07**

Date of Adoption: **09/12/11**

Date Mailed: **09/29/11**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: 05/20/11

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend Chapter 17.74 of the Lincoln City Municipal Code, which governs Commercial Design Standards in the General Commercial and Recreation Commercial zones. These provisions were originally adopted in 2007, and this ordinance is primarily organizational in nature, providing clarification of standards and adding several definitions. The amendments are proposed following approximately four years of applying the standards to several commercial projects. The amendments do not include new regulations.

Does the Adoption differ from proposal? Please select one

No substantive changes.

Plan Map Changed from: **n/a**

to: **n/a**

Zone Map Changed from: **n/a**

to: **n/a**

Location: **General-Commercial & Recreation-Commercial zones**

Acres Involved:

Specify Density: Previous: **n/a**

New: **n/a**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☒	☒	☒	☒	☒	☒	☒	☒	☒	☒	☐	☒	☒	☐	☒

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 008-11 (18840) [16781]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Debra Martzahn, Senior Planner**

Phone: (541) 996-1228 Extension:

Address: **PO Box 50**

Fax Number: **541-996-1284**

City: **Lincoln City**

Zip: **97367**

E-mail Address: **dmartzahn@lincolncity.org**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

<http://www.oregon.gov/LCD/forms.shtml>

Updated March 17, 2011

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

ORDINANCE NO. 2011-12

**AN ORDINANCE OF THE CITY OF LINCOLN CITY IMPROVING
ORGANIZATION AND CLARITY IN LINCOLN CITY MUNICIPAL CODE BY
AMENDING MUNICIPAL CODE CHAPTER 17.74, COMMERCIAL DESIGN
STANDARDS; AND AMENDING ORDINANCE 84-02, AS AMENDED**

The City Council finds:

A. The proposed amendments to the Zoning Ordinance commercial design standards are in conformance with the Statewide Planning Goals and Lincoln City Comprehensive Plan goals, as addressed in attached Exhibit “A”.

B. The amendments are in conformance with the Zoning Ordinance, including, but not limited to, required initiation, processing and noticing requirements.

C. The Planning Commission, on August 16, 2011 considered proposed amendments to this ordinance, and after a public hearing, unanimously voted to transmit them to the City Council with a recommendation to adopt.

D. The City duly notified the Oregon Department of Land Conservation and Development of its consideration of the proposed amendments.

E. The City Council held a public hearing on the proposed amendments on August 22, 2011 and subsequently requested staff to prepare an ordinance for adoption.

F. All persons were given an opportunity to provide written and/or oral testimony on the proposed ordinance amendments.

THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:

The City Council of Lincoln City ordains as follows:

Section 1. Lincoln City Municipal Code Section 17.74 Commercial Design Standards, is amended to read as follows:

**Chapter 17.74
COMMERCIAL DESIGN STANDARDS**

Sections:

Article I. General Provisions

17.74.005 Definitions.
17.74.010 Purpose and intent.
17.74.020 Applicability.

1 “False front” means a front wall that extends beyond the side walls or rooftop of a
2 building to create a more imposing facade. (See also “Parapet.”)
3 “Fenestration” means the arrangement and design of windows and doors in a
4 building.
5 “Grade” means the surface elevation of the ground.
6 “Grade plane” represents the average of the finished ground level adjoining the
7 building at all exterior walls or, for common wall buildings, the exterior walls and
8 common wall. Where the finished ground level slopes away from the exterior
9 wall(s), the reference plane is established by the lowest points within the area
10 between the building and the property line or, where the property line is more than
11 six feet from the building, between the structure and a point six feet from the
12 building.
13 “Guideline” means a recommended approach, parameter, example, and/or
14 rationale for interpreting, applying, and/or modifying a standard through the design
15 review process. For the purpose of design review, the photographs, illustrations, and
16 diagrams contained in this document are intended to be used as guidelines, except
17 where an illustration contains a specific dimensional requirement or is accompanied
18 by the words “shall” or “must,” then the illustration is intended as a standard.
19 “Height” is measured from the grade plane to the highest point on a flat roof,
20 including any parapet, or to the average height of the highest gable on a pitched or
21 sloped roof.
22 “Lintel” means a heavy horizontal beam of wood or stone over an opening of a
23 door or window to support the weight above it.
24 “Medallion” means a small decorative detail used to accent a building’s exterior.
25 “Mezzanine” means an intermediate level between a ground floor and the upper
26 story(ies) occupying a partial area of floor space.
27 “Parapet” means a low protective wall at the edge of a roof.
28 “Pearl” means an area on the zoning map designated to support the revitalization
29 or preservation of one of Lincoln City’s historic village centers (e.g., Wecoma,
30 DeLake, and Cutler City) by facilitating compact, pedestrian-friendly development at
31 an appropriate village scale and character. The pearl overlay is an interim designation;
32 it is intended to be removed as the city adopts redevelopment plans and specific design
33 standards for a specific pearl, as it has for Oceanlake, Nelscott, and Taft.
34 “Pedestrian-scale lighting” means lighting that is designed and located to
35 illuminate a sidewalk, pathway or other area that is used principally by pedestrians.
36 Bollards, wall-mounted lights and step lights are typical of pedestrian-scale lighting.
37 “Pedestrian space” means a public gathering space, such as a plaza, square,
38 outdoor seating area, alcove, sculpture garden, or similar space, oriented to
39 pedestrians and connecting one or more developments to the adjacent streetscape.
40 “Pediment” means a low-pitched gable over a portico, door or window; may be
41 used to reduce the scale of a building facade.
42 “Pier” means a portion of a wall between windows, doors or other openings.
43 “Pilaster” means a shallow pier used to buttress a wall; or a rectangular column
44 with a capital and base, projecting only slightly from a wall as an ornamental motif.
45 “Pocket park” means a small plaza or landscaped pedestrian space, typically less
46 than one-quarter acre and not for recreational use.

1 “Portico” means a porch or entrance to a building consisting of a covered and
2 often columned area; may be used to address building orientation standards where
3 redeveloping a building to meet the front property line is not feasible.

4 “Public art” means artwork in the public realm, regardless of whether it is on
5 public or private property, or whether it is acquired through public or private
6 funding. Public art can be a sculpture, mural, manhole cover, paving pattern,
7 lighting, seating, kiosk, gate, fountain, engraving, carving, fresco or similar artwork
8 which is approved through design review. In evaluating public art proposals, the
9 reviewing authority may refer to guidelines and inventories prepared by the city of
10 Lincoln City, the National Trust for Historic Preservation and/or other references it
11 deems appropriate.

12 “Spandrel” means the blank space between windows and successive stories, or the
13 area between the top of a column or pier and the apex of the arch springing from it.

14 “Split-barrel roof” means a rounded roof that resembles a barrel split in half and
15 resting rounded side up.

16 “Standard” means a requirement for the purposes of design review approval.
17 Dimensional requirements and provisions containing the words “shall,” “must,” “not
18 permitted,” “prohibited,” “required/requirement,” or similar prescriptive or
19 proscriptive terms indicate the presence of a standard.

20 “Streetscape” means the interface between development and a public street along
21 the development’s street frontage; it typically includes storefronts, building
22 entrances, weather protective canopies or awnings, pedestrian spaces such as plazas
23 and curb extensions at intersections, a building front zone along the sidewalk where
24 outdoor seating may occur, a through zone for pedestrians, a street furnishings zone
25 for lights, trees, and other furnishings, and on-street parking where applicable.

26 “String” means any area on Lincoln City’s zoning map not included in a
27 designated “pearl.”

28 “Transom” means a window immediately above a window or door; may or may
29 not be hinged to a transom.

30 “Transparency (windows)” means nonreflective glass with a visible transmittance
31 rating of 0.50 or greater, per the National Fenestration Rating Council.

32 “Turret” means a small tower extending above a building.

33 “Wayfinding sign” means a directional sign that is part of an overall sign program
34 for a district, neighborhood, or other city-recognized area as approved through
35 design review. (Ord. 2007-10 § 5)

36 **17.74.010 Purpose and intent.**

37 A. These commercial development design standards are intended to enhance and
38 protect the city’s quality of life and community image through clearly articulated
39 commercial development design goals and policies and minimum design standards;
40 to protect and promote the city’s economic vitality through commercial design
41 standards that encourage and reward high quality development while discouraging
42 less attractive and less enduring alternatives; and to enhance and protect the security
43 and health, safety, and welfare of the public. In addition, the standards are intended
44 to serve as interim design standards for “pearl” areas until such a time that the city
45 adopts specific standards for each pearl.

1 B. In furtherance of this purpose, the city considers the following design features
2 to be desirable elements of commercial development, and the standards set forth in
3 this chapter are intended to facilitate incorporation of these features into all
4 commercial development projects:

- 5 1. Access driveways that provide for safe access and egress with clear
6 visibility of entrances and retail signage.
- 7 2. Interconnected driveways with access to local streets wherever possible.
- 8 3. Consolidated access and shared driveways, where possible.
- 9 4. Continuous landscape frontage, with specific standards based on building
10 orientation and front setbacks.
- 11 5. Landscaped and screened parking areas with natural landscape swales for
12 stormwater and aesthetics.
- 13 6. Coordinated lighting, retaining walls, street furnishings, public art and
14 landscape design that ties together the highway corridor (i.e., "string" areas between
15 Oceanlake, DeLake, Nelscott, Taft and Cutler City).
- 16 7. Visual compatibility with development on adjacent sites.
- 17 8. Reduced visual clutter associated with overhead utilities, freestanding
18 signs (in the pearls), rooftop signs (in the strings), and outdoor storage.
- 19 9. Quality exterior building materials, surfaces, and textures.
- 20 10. Building locations close to street sidewalks and streetscapes that provide
21 pedestrian amenities.
- 22 11. Connections between building entrances, sidewalks and associated
23 pedestrian areas to encourage visual and physical integration with a strong sense of
24 place.
- 25 12. Stepped-down building scale adjacent to pedestrian routes.
- 26 13. Pedestrian-oriented ornamentation and detail at ground level in
27 architectural and landscape designs.
- 28 14. Multi-planed pitched roofs with meaningful overhangs and weather
29 protection features such as awnings, canopies and pedestrian arcades.
- 30 15. Regular or traditional window rhythm.
- 31 16. Articulated building forms and massing with significant wall
32 articulation.

33 C. In furtherance of this purpose, the city considers the following design features
34 to be undesirable elements of commercial development:

- 35 1. Poorly defined site access points.
- 36 2. Excessive surface parking lot paving and redundant driveways.
- 37 3. Disjointed parking areas, confusing or unsafe circulation pattern.
- 38 4. Square, box-like structures with large, blank, unarticulated wall surfaces.
- 39 5. Highly reflective surfaces or heavily tinted glass storefronts.
- 40 6. Strongly thematic architectural styles including some forms of franchise
41 architectural styles associated with some chain commercial establishments.
- 42 7. Inadequate landscape buffers adjacent to parking lots, walkways, streets,
43 and the highway.
- 44 8. Visible outdoor storage, loading, and equipment areas. (Ord. 2007-10 § 5)

45 **17.74.020 Applicability.**

1 A. This chapter applies to all commercial and mixed use development in the
2 General Commercial and Recreation Commercial zones for which site plan review is
3 required, except where superseded by a specific plan district or overlay zone (e.g.,
4 Oceanlake and Taft) established for similar purpose. Different standards apply
5 depending on whether a property is within a designated “pearl” or “string” district.
6 B. Where an existing use or development is proposed to be modified through
7 redevelopment or exterior remodeling, the standards shall apply only to that portion
8 of the use or development that is to be modified; however, where more than 50
9 percent of the use or development is to be modified, the entire use or development,
10 as applicable, shall comply with the provisions of this chapter.
11 C. The applicant has the burden of proof of demonstrating conformity with the
12 standards and criteria of this chapter.
13 D. Where conflicts occur between the design standards and other municipal code
14 regulations or other ordinances, the provisions of this chapter shall apply.
15 E. Existing uses and/or developments that do not conform to the provisions of this
16 chapter, but were established lawfully prior to the city adopting this chapter, shall be
17 allowed to continue, as provided in Chapter [17.64](#) LCMC, Nonconforming Uses.
18 (Ord. 2007-10 § 5)

19 **17.74.030 Administration of design standards and guidelines.**
20 A. Site Plan Review. For properties within the RC and GC zones, site plan review
21 required by LCMC [17.52.240](#) must include review of these commercial design
22 standards. . The site plan review process is an administrative review by the planning
23 director. The planning director may refer any site plan review application to the
24 planning commission for a public hearing when:
25 1. The applicant has requested an adjustment or modification to one or more
26 code standard(s), as provided in subsection (D) of this section; or
27 2. The applicant requests a hearing; or
28 3. The planning director determines that the size or scale of the development
29 (vis-a-vis its appearance, traffic generation, parking, or other characteristics)
30 warrants a public hearing.
31 B. Design Standards Versus Guidelines. The code sections that follow provide
32 intent statements, followed by standards and guidelines. Most sections contain
33 objective standards and approval criteria; however, some criteria require the
34 reviewing body to apply discretion. Where discretion is involved, the code provides
35 guidelines to assist the reviewing body in evaluating a proposal. The following
36 further explains the relationship between intent statements, standards and guidelines.
37 1. Intent statements are not applicable approval criteria, except requests for
38 adjustments or variance must demonstrate how the proposal conforms to the code’s
39 intent.
40 2. Standards use the words “shall” or “must” and are mandatory.
41 3. Guidelines use the words “should,” “may,” “preferred,” and
42 “discouraged,” and are advisory. Guidelines supplement the standards and provide
43 examples of acceptable or unacceptable design. Guidelines also assist in reviewing
44 requests for adjustments and variances and may serve as the basis for approval,
45 denial, or approval with modifications in such instances.

1 4. Graphics are used to illustrate standards and guidelines. They are not
2 intended to prescribe a particular design but serve as examples of acceptable or
3 unacceptable design solutions.

4 5. Standards and guidelines both serve as approval criteria, but the
5 reviewing body is afforded greater latitude in applying guidelines. Where the word
6 “should” is used, the applicant must demonstrate that the proposal is consistent with
7 the guideline, or that applying an alternate design solution is consistent with the
8 code’s stated intent. Where a guideline conflicts with any code standard, the
9 standard shall prevail.

10 6. In the case of a proposed variance or adjustment to a code standard, the
11 applicant must demonstrate how the variance or adjustment results in equal or
12 greater conformity to the intent of the code and all other applicable standards and
13 guidelines.

14 7. Nullification of one standard or guideline by a court of competent
15 jurisdiction shall not cause any other standard or guideline to be nullified
16 (severability).

17 C. Burden of Proof. The applicant must demonstrate how his or her proposal
18 meets all of the applicable standards contained in this chapter and other applicable
19 city regulations. The applicant must also demonstrate that the proposal is consistent
20 with the guidelines, or provide evidence of why a particular guideline is not relevant
21 given the context of the site and proposed use.

22 D. Adjustments/Modifications to the Standards. The standards contained in this
23 chapter may be adjusted or modified without the need for a variance, if the applicant
24 demonstrates that:

25 1. The code’s guiding principles, as contained in Article II of this chapter,
26 and the intent statement(s) under the applicable standard to be adjusted (Article III
27 of this chapter) can be better met through a proposed alternative design solution; or

28 2. Necessary characteristics of an allowed use present practical difficulties
29 in meeting a standard. . In such cases the design must provide other features that
30 tend to meet the goal of the standard (such as a trellis with vines, a sculpture, or a
31 pergola).

32 Where the code language suggests more than one way to meet a particular
33 standard, the applicant is encouraged to be creative and propose the most
34 appropriate design solution given the site’s context and the purpose of the code. The
35 decision-making body shall refer to the purpose and intent in LCMC [17.74.010](#), and
36 the intent under each standard to be adjusted, in making its decision; the purpose,
37 guiding principles and intent statements shall serve as the approval criteria for
38 adjustments. (Ord. 2007-10 § 5)

39 **Article II. Guiding Principles**

40 **17.74.040 Guiding principles – Pearls.**

41 The following are intended to serve as interim design standards for developments
42 in pearls zoned GC-PO and RC-PO until the city adopts redevelopment plans and
43 implementing regulations for such areas. The standards reflect the following values
44 and objectives:

45 A. Enhance Lincoln City’s historic village centers.

- 1 B. Facilitate the development of compact, walkable village centers.
- 2 C. Support the formation of a mixed use, pedestrian-oriented district serving
- 3 residents and visitors.
- 4 D. Develop an interconnected system of driveways or alleys with central public
- 5 parking and encourage the provision of shared private off-street parking.
- 6 E. Encourage architecture that is consistent with the character of each village or
- 7 pearl, while ensuring that new development creates a close, intimate human scale
- 8 and architectural designs address all four sides of a building.
- 9 F. Encourage the use of contextually appropriate materials, textures and colors.
- 10 G. Promote storefront uses by orienting buildings and their entrances to the street
- 11 or to pedestrian spaces abutting the street.
- 12 H. Create vibrant pedestrian spaces (e.g., plazas, public art, cafe seating areas,
- 13 etc.) oriented to take advantage of southern exposures; pedestrian spaces should help
- 14 identify the village, create intrigue, and offer weather protection and comfort to
- 15 pedestrians while adding value to adjoining properties.
- 16 I. Break down large building masses and provide visual interest along the street.
- 17 J. Balance rhythm and continuity; encourage creativity in the design of building
- 18 elevations, rooflines and facade elements.
- 19 K. Treat corner lots as focal points with vertical elements, public art, seating, and
- 20 other design features.
- 21 L. Provide weather protection where commercial and mixed use buildings abut
- 22 the street. (Ord. 2007-10 § 5)

23 **17.74.050 Guiding principles – Strings.**

24 A wide variety of site conditions within the commercial areas of the community
25 make uniform application of design standards difficult. Most of the string areas are
26 developed with commercial uses, although some are sparsely developed. Some
27 buildings are placed right up to the highway; others are set back 100 feet or more
28 behind large parking lots. In many locations, grade changes make connections
29 between individual properties difficult and have resulted in a disjointed pattern with
30 closely spaced driveways onto the highway and few secondary accesses or local
31 street connections. The design standards for strings are intended to accomplish the
32 following objectives:

- 33 A. Improve transportation operations and safety for all modes of travel.
- 34 B. Better integrate land use and transportation planning.
- 35 C. Protect and enhance aesthetic values.
- 36 D. Contribute to the unique identity and design of each pearl (e.g., by providing
- 37 landscape and building orientation standards that distinguish between strings and
- 38 pearls). (Ord. 2007-10 § 5)

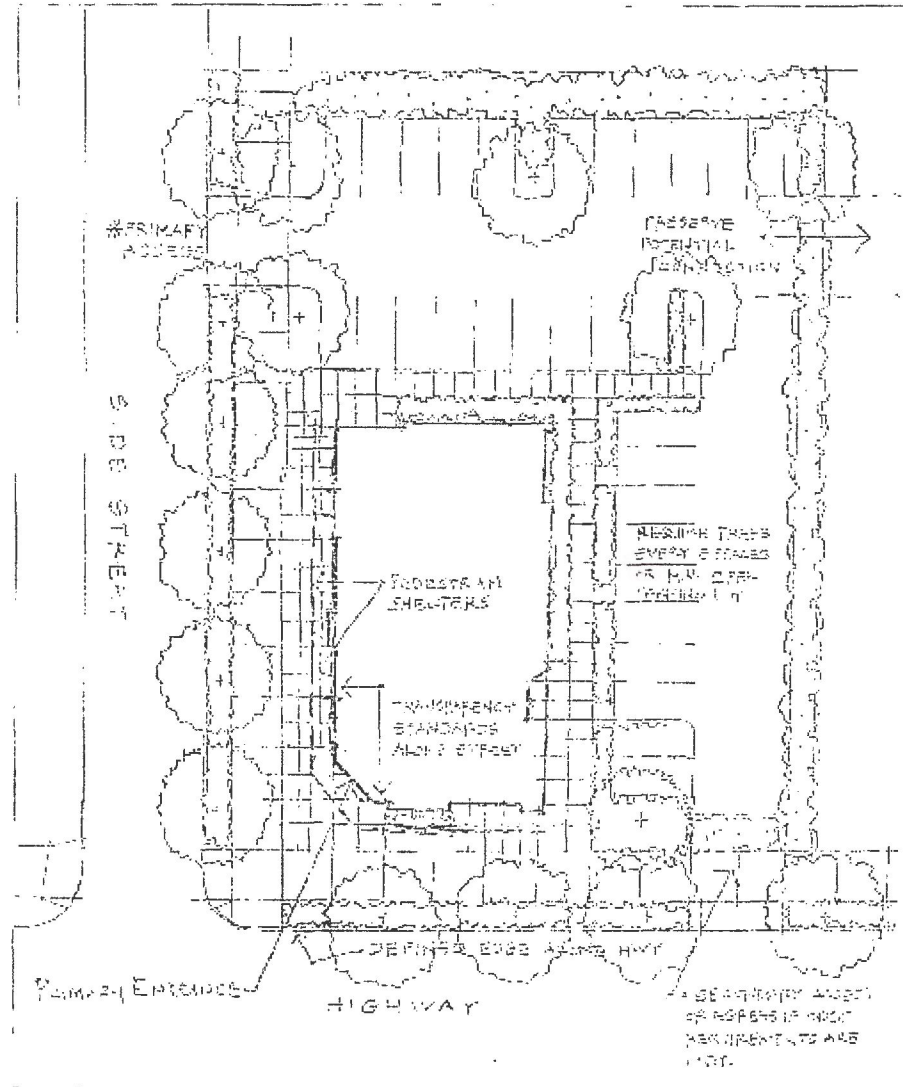
39 **Article III. Design Standards and Guidelines**

40 **17.74.060 Site design.**

- 41 A. Intent.
- 42 1. Define the edges of the highway with noticeable transitions between
- 43 strings and pearls.

- 1 2. Institute a continuous landscape frontage. Utilize planters with shrubs and
- 2 street trees in tree wells where space does not allow planting strips.
- 3 3. Orient buildings to streets or, where buildings are to be set back from the
- 4 street, require pedestrian orientation and appropriate landscaping.
- 5 4. Maintain on-street parking where it currently exists.
- 6 5. Over time, remove visual clutter along streets, such as power poles,
- 7 overhead lines, rooftop signs, and internally illuminated freestanding signs.
- 8 6. Use coastal vegetation in landscapes.
- 9 7. Use landscapes and building orientation to create visual transitions
- 10 between pearls and strings.
- 11 8. Maintain views to the ocean, bay, rivers, and forested hillsides and bluffs
- 12 where practicable.
- 13 9. Facilitate the development of a continuous pedestrian network and
- 14 bicycle ways connecting pearls and strings and extending into adjacent
- 15 neighborhoods.
- 16 10. Reduce reliance on the highway for local vehicle trips (e.g., from one
- 17 store to another store in the same vicinity).
- 18 11. Develop an interconnected system of driveways or alleys with central
- 19 public parking and encourage the provision of shared off-street parking.
- 20 B. Standards. Due to the wide variety of site conditions and challenges posed
- 21 by existing parcel configurations and development patterns, the city has adopted
- 22 flexible, performance-based site design standards.
- 23 1. Building setback, orientation and pedestrian circulation. In determining the
- 24 specific access, circulation, building orientation, and street frontage requirements for
- 25 a particular project, the applicant, in consultation with the planning director, shall
- 26 select from prototypes a through f. Within pearl areas, at least 50 percent of the
- 27 street-facing elevation of new buildings must be within 20 feet of the right-of-way,
- 28 or the primary building entrance must be within 10 feet of the right-of-way and
- 29 directly connected to a public sidewalk. New buildings within string areas shall be
- 30 not more than 40 feet from public right-of-way or shopping street, consistent with
- 31 the performance standards in LCMC [17.74.060](#), Site design. Primary building
- 32 entrances may be oriented to a front yard or a side yard, consistent with the
- 33 standards specified in a through f.
- 34 a. Corner Property. On corner properties designated “pearl,” buildings shall
- 35 be oriented to the corner, with vehicle access provided from a side street.
- 36 Primary building entrances shall be located within 20 feet of a street right-
- 37 of-way. The building shall meet transparency and weather protection
- 38 standards along all street-facing elevations. If the primary building
- 39 entrance is more than 20 feet from the sidewalk, a minimum 10-foot
- 40 landscape pedestrian space shall connect them.
- 41 If a property is designated “string,” the building entrance need not be
- 42 oriented to a corner; provided, that a minimum 20-foot-wide landscape
- 43 screen separates all off-street parking areas from adjacent rights-of-way,
- 44 except where the screen is interrupted for walkways required by code. See
- 45 LCMC [17.74.120](#), Landscaping.
- 46

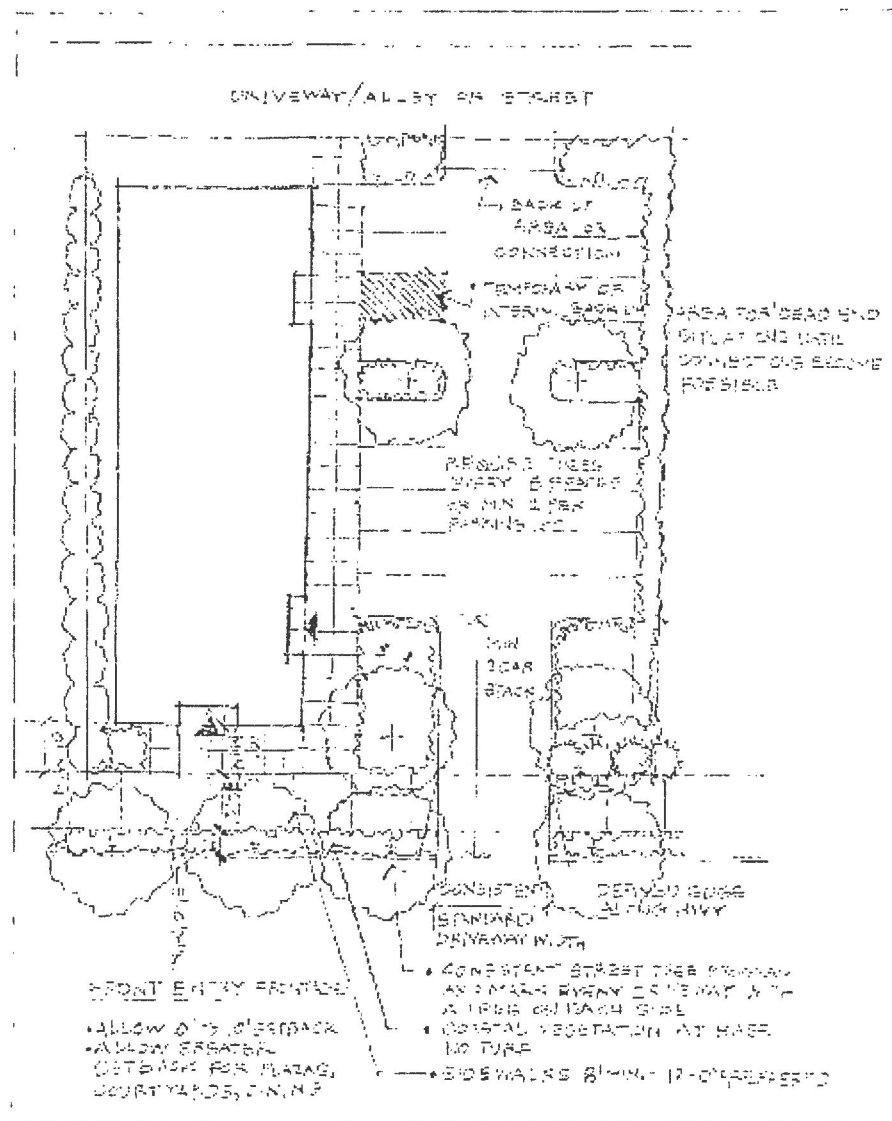
1 Highway access is subject to ODOT review and approval. A connection
2 to a rear alley or shared driveway (where applicable), or a temporary
3 turnaround where such connection cannot be made, may be required.



4
5 b. Front Entrance at Street. On non-corner parcels designated "pearl," the
6 building shall be oriented to the street and have a primary entrance placed at
7 or within 10 feet of the right-of-way. This maximum setback distance may be
8 increased only where a pedestrian space of not less than six feet in width
9 connects the sidewalk and primary building entrance, and no parking is
10 allowed between them. The building shall meet weather protection and
11 transparency standards along all street-facing elevations.
12

If a property is designated “string,” the building entrance need not be placed within 10 feet of the street edge; provided, that a minimum 20-foot-wide landscape screen separates all off-street parking areas from adjacent rights-of-way (except where the screen is interrupted for walkways required by code). See LCMC [17.74.120](#), Landscaping.

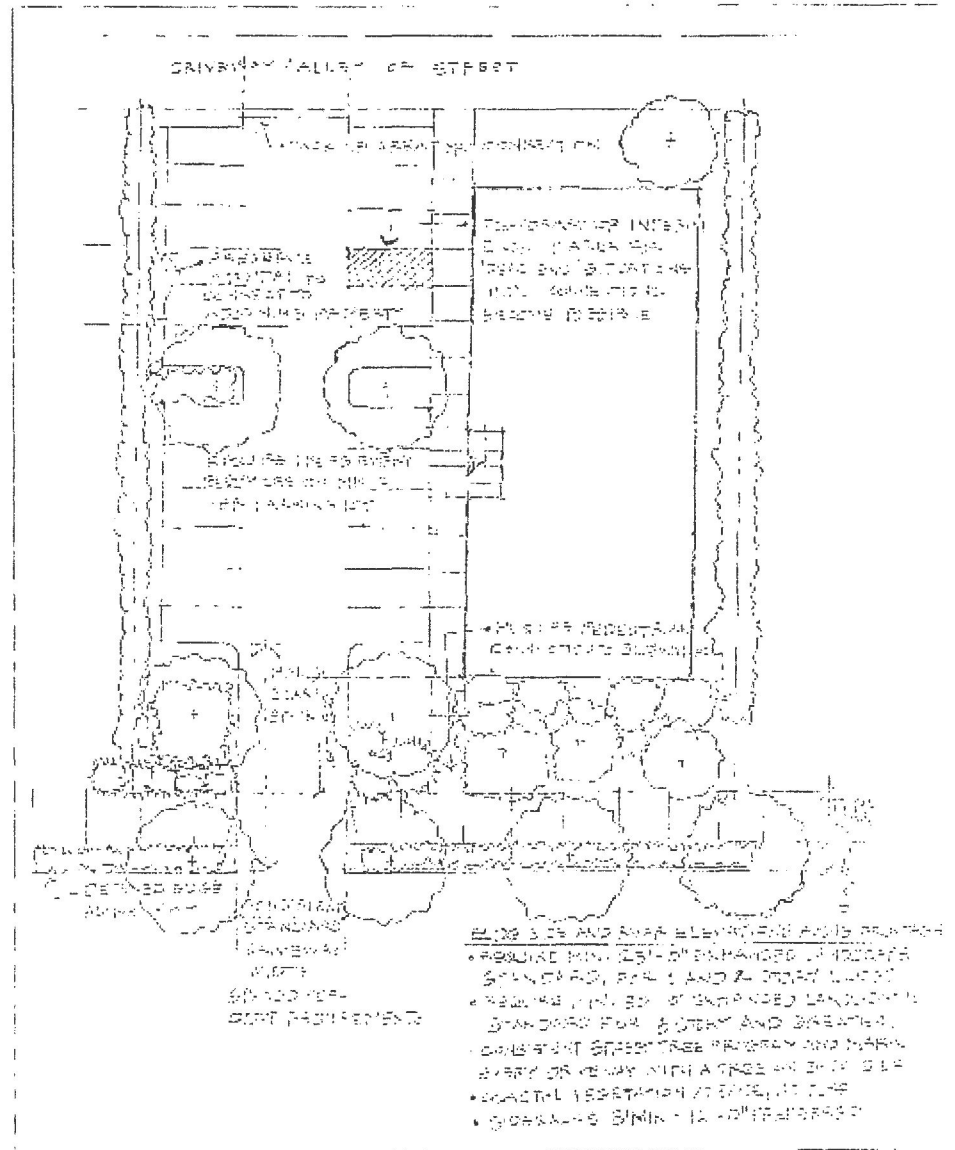
Highway access is subject to ODOT review and approval. A connection to a rear alley or shared driveway (where applicable), or a temporary turnaround where such connection cannot be made, may be required.



- c. . Building at Street with Side Entrance. On properties designated “pearl,” and where the planning director determines that a building may have its primary entrance placed on a side elevation not facing a street, a primary building entrance shall be placed within 40 feet of a street right-of-way,

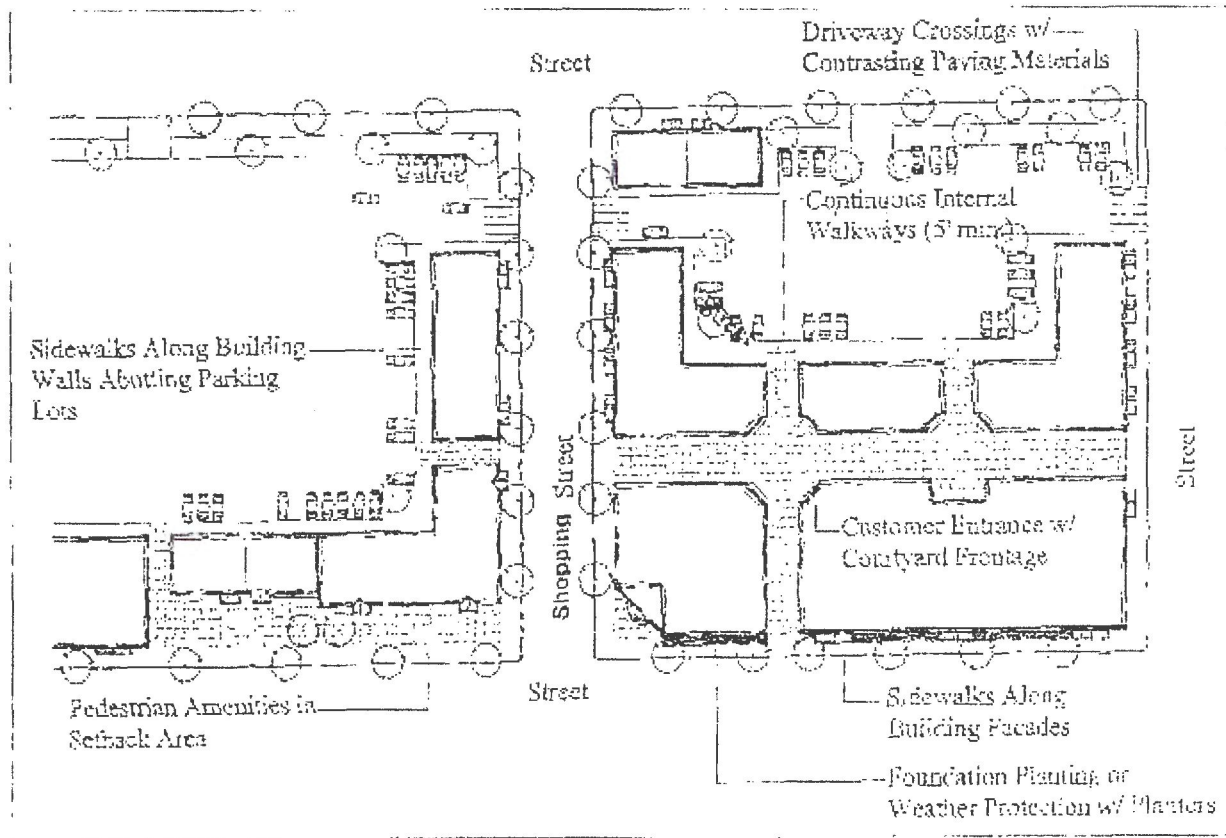
1 and a pedestrian pathway shall connect the entrance directly to the right-
2 of-way. No parking shall be located between the building and any street
3 frontage. The building shall meet weather protection and transparency
4 standards on all street-facing elevations.
5 If the primary building entrance is more than 20 feet from the sidewalk, a
6 pedestrian space of not less than six feet in width shall connect them. See
7 LCMC [17.74.100](#), Pedestrian spaces.
8 Where a property is designated “string,” the building entrance need not
9 be placed within 40 feet of a street right-of-way, and surface parking may
10 be located between the building and street; provided, that a minimum 20-
11 foot-wide landscape screen separates all off-street parking areas from
12 adjacent rights-of-way (except where the screen is interrupted for
13 walkways required by code). See LCMC [17.74.120](#), Landscaping.
14 Highway access shall be subject to ODOT review and approval; a
15 connection to a rear alley or shared driveway (where applicable), or a
16 temporary turnaround where such connection cannot be made, may be
17 required.

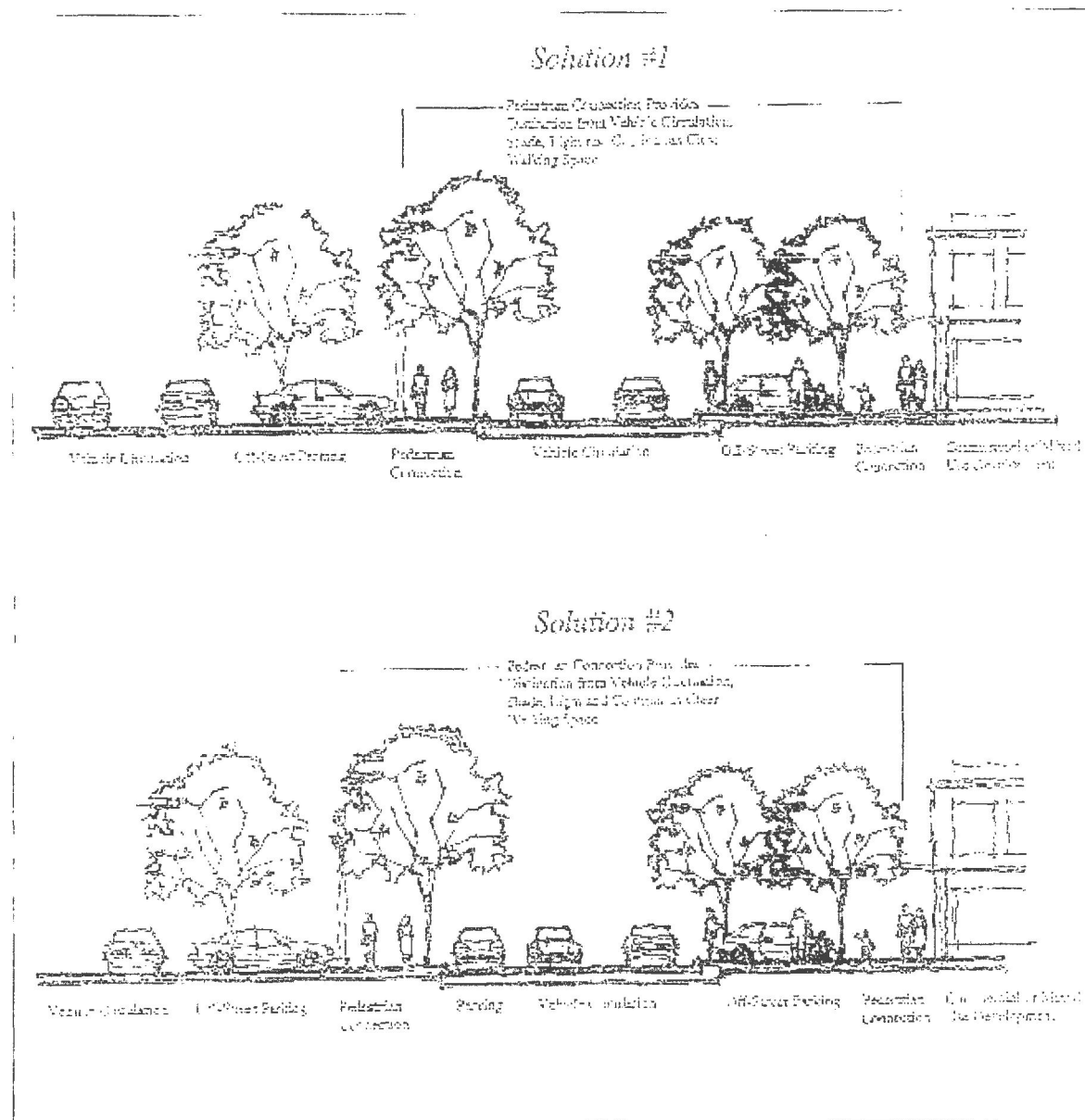
Highway access shall be subject to ODOT review and approval; a connection to a rear alley or shared driveway (where applicable), or a temporary turnaround where such connection is not possible, may be required.



e. **Parking in Front.** Where the planning director finds that multiple buildings and/or building pads should be set back from the street right-of-way behind surface parking and oriented to internal driveways instead of streets (strings only), such driveways shall be designed as “shopping streets.” Shopping streets shall contain, at a minimum, on-street parking, sidewalks/walkways with raised curbs, street trees and pedestrian lighting, as generally shown below. Such buildings may have their primary entrance(s) placed along the shopping street instead of a public street; in

1 such cases, primary building entrances shall be within 10 feet of a
 2 walkway (eight-foot minimum width), except where a pedestrian space
 3 (e.g., plaza or outdoor seating area) is provided, the setback may be
 4 increased accordingly. Surface parking shall be set back and screened
 5 from the street right-of-way behind a 20-foot (minimum width) landscape
 6 buffer. Buildings shall meet weather protection and transparency standards
 7 along all shopping streets. See LCMC [17.74.080](#), Building design, and
 8 LCMC [17.74.120](#), Landscaping.
 9 Highway access is subject to ODOT review and approval; connection to
 10 a rear alley or abutting driveway (where applicable), or a temporary
 11 turnaround where such connection is not possible, may be required.



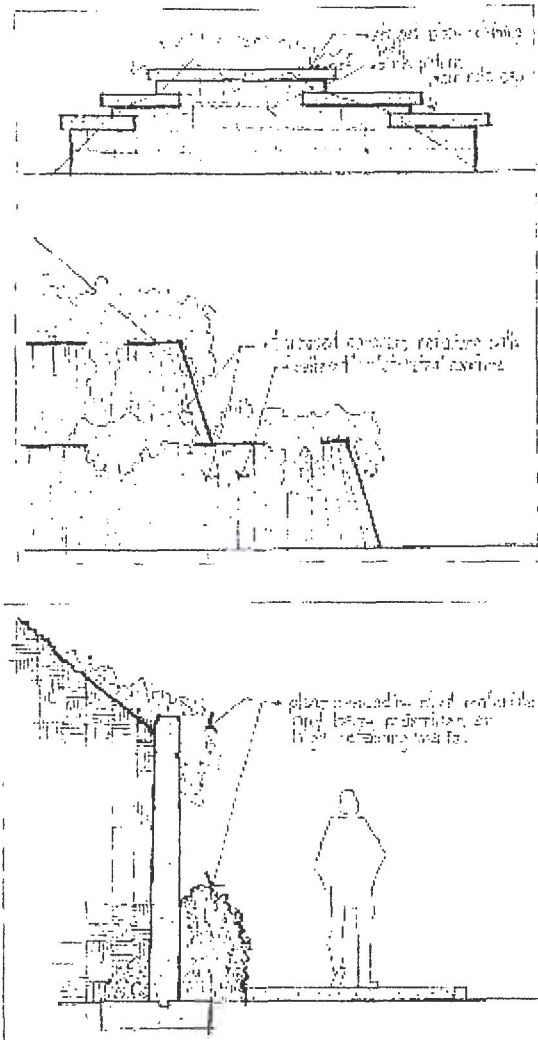


1
2
3
4
5
6
7
8
9
10
11
12

Examples of internal shopping streets that meet the building orientation requirement when building(s) are not oriented to the street (strings only). Note: The above driveways do not have to extend through to Highway 101; provided, that a pedestrian connection is made to required sidewalk.

- f. Parking in Front without Shopping Street. Where the planning director finds that it is necessary to place surface parking between a building's primary entrance and the highway or other public street (strings only), and it is not possible to develop an internal shopping street as described above, e.g., due to the small size of a property, its configuration, or other physical site constraints, then the following standards shall apply: all surface

1 block, striated or battered concrete, or natural stone. Applications for site plan
2 review shall include proposed retaining wall detail drawings. (Ord. 2007-10 § 5)



3
4

5 **17.74.070 Pedestrian circulation.**
6 Pedestrian facilities shall be provided in accordance with the site design standards
7 in LCMC [17.74.060](#). (Ord. 2007-10 § 5)

8 **17.74.080 Building design.**
9 A. Intent. The building design standards reflect the following community values:
10 1. Eclectic coastal architecture.
11 2. Building orientation to streets to create a sense of enclosure and human
12 scale.
13 3. Articulated building facades to break up large volumes and promote
14 human scale.
15 4. Contextually appropriate materials, textures and colors.

1 5. Storefront character (windows, pedestrian shelter, furnishings, etc.).
2 6. Corner buildings that serve as focal points with vertical elements,
3 furnishings and/or public art.
4 B. Standards.
5 1. Height.
6 a. Maximum Height. Maximum height is established by the underlying
7 zone.
8 b. Minimum Height. Buildings within pearls (GC-PO or RC-PO zoned
9 properties) shall be built to a height of not less than 18 feet where those buildings
10 are required to orient to a public right-of-way. The minimum height is intended to
11 maintain a sense of enclosure of the street. Single-story buildings shall incorporate
12 parapets, towers or other design elements that reach the minimum height.
13 2. Building Form.
14 a. Overall Design. Architectural designs shall address all four sides of
15 a building, for example by continuing architectural elements (e.g., articulation,
16 materials, detailing, etc.) around building corners. New buildings should not mimic
17 any other building in their form or detailing, but instead should reflect the
18 predominant form(s) within each pearl or string, as applicable, while expressing
19 individuality.
20 b. Stepped Rooflines. Height should vary from building to building to
21 avoid a homogenous appearance. This standard is met by using stepped parapets,
22 gables, or slightly dissimilar height from building to building. Abrupt changes in
23 height between buildings can be managed by having the taller building follow the
24 horizontal lines of the shorter building along the ground floor, and by having the
25 taller building reference elements or detailing of the shorter building(s) on its upper
26 stories. See also subsection (B)(3) of this section concerning storefront character.
27 c. Roof Forms. Roof designs shall conform predominately to one of
28 the following: flat with stepped parapet, gabled, or hipped. Secondary roof forms
29 may include towers, dormers, turrets or other features with rounded (e.g., split-
30 barrel), shed (e.g., dormer), pyramidal, or crossing elevations. Gambrel, dual-
31 pitched (e.g., hipped “mansard”), deck (flat-topped, hipped), A-frame, and similar
32 roof forms are discouraged. Where roofs are pitched, a minimum pitch of at least 30
33 degrees should be maintained.

1 standard on all elevations abutting pedestrian spaces(s) and on elevations containing
2 a primary entrance. (Recommended: Figures 17.74.080-1 and 17.74.080-2.)

3 4. Building Orientation. New buildings shall be placed consistent with the
4 performance standards in LCMC [17.74.060](#), Site design. 5. Primary Entrances.
5 Buildings shall have clearly defined primary entrances that provide a weather
6 protection shelter for a depth of not less than five feet (e.g., either by recess,
7 overhang, canopy, portico and/or awning) extending from the building entry. See
8 also subsection (B)(14) of this section, Pedestrian Shelters.

9 6. Secondary Entrances. Buildings in pearl areas should provide at least one
10 entrance for every 40 feet of street frontage, consistent with a walkable storefront
11 character. Where it is not practical to provide entrances every 40 feet (e.g., a large
12 building is designed for only one or two uses requiring street access), building
13 entries may be spaced an average of 90 feet apart or less.

14 7. Armature of the Block. In pearl areas, where practical, the width of
15 buildings should extend from side lot line to side lot line, to create a human scale
16 and to maintain continuity of the storefront character.

17 8. Building Mass (Strings and Pearls).

18 a. Articulation. Building elevations shall incorporate offsets or
19 divisions to reduce the apparent building scale and to improve aesthetics of large
20 buildings. Elevations of a structure shall be divided into smaller areas or planes to
21 minimize the appearance of bulk as viewed from any street, pedestrian space or
22 adjacent property. When an elevation of a primary structure is more than 800 square
23 feet in area, the elevation must be divided into distinct planes of not more than 800
24 square feet. For the purpose of this standard, areas of wall planes that are entirely
25 separated from other wall planes are those that result in a change in plane such as a
26 recessed or projecting section of the structure that projects or recedes at least one
27 foot from the adjacent plane, for a length of at least six feet. Changes in plane may
28 include but are not limited to recessed entries, bays, stepped parapets, secondary
29 roof forms (e.g., gables, lower roof sheds, dormers and towers), building bases,
30 canopies, awnings, projections, recesses, alcoves, pergolas, porticos, roof overhangs,
31 or other features that are consistent with the overall composition of the building. See
32 also subsection (B)(11) of this section, Horizontal Rhythms. (Recommended:
33 Figures 17.74.080-1 and 17.74.080-2.)

34 b. Street Level/Upper Floor. The distinction between street level and
35 upper floors shall be established, for example, through the use of awnings, canopies,
36 belt course, or similar detailing, materials and/or fenestration. (Recommended:
37 Figures 17.74.080-1 and 17.74.080-2.)

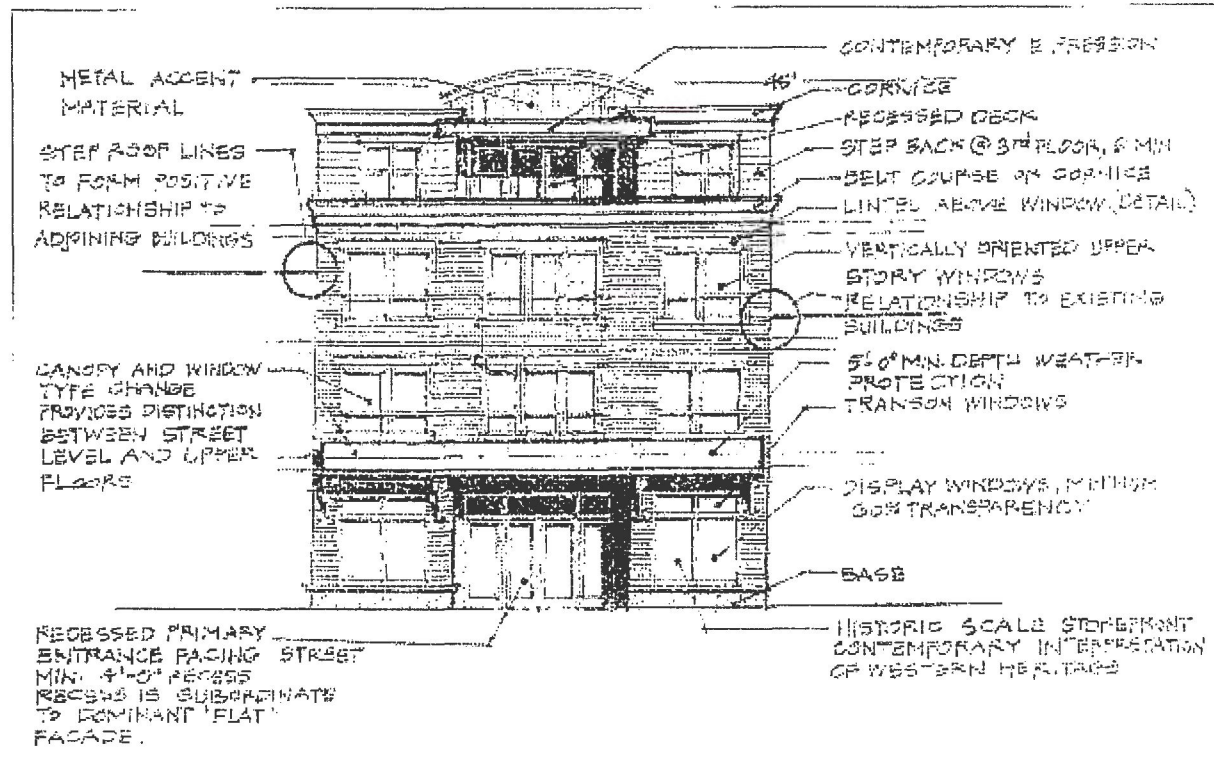


Figure 17.74.080-1: Example of acceptable building elements (applicable to single- or multi-story buildings).

9. Accessibility. Accessibility shall be provided consistent with applicable building codes. Where wheelchair ramps are required, the ramp design shall incorporate materials and detailing similar to the base of the building.

10. Openings.

a. Ground Floor Windows. Ground floor elevations shall conform to subsection (B)(3) of this section and should contain windows that are framed by piers or pilasters (sides); awnings, canopies or trim/hoods (tops); and kick plates or bulkheads (base). Decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged. (Recommended: Figures 17.74.080-1 and 17.74.080-2.)

b. Upper Floor Windows. Upper floor window orientation should be primarily vertical, or have a width that is no greater than the width of the ground floor windows. (Recommended: Figures 17.74.080-1 and 17.74.080-2.)

c. Projecting Windows, Display Cases. For durability and aesthetic reasons, display cases, when provided, shall be integral to the building design (not affixed to the exterior) and contain trim or other detailing consistent with the overall composition of the building.

d. Entrances. Ground level entrances shall be at least partly transparent. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door.

- 1 e. ATMs and Service Windows. Where ATMs or service windows are
2 proposed on any street-facing elevation, they shall be visible from the street for
3 security and have a canopy, awning, or other weather protection shelter. Where
4 drive-up windows or similar automobile-oriented uses are provided, they shall
5 conform to the standards in LCMC [17.32.030](#).
- 6 f. Corner Entrances. Buildings on corner lots should have corner
7 entrances, consistent with LCMC [17.74.060](#), Site design. Such entrances are not
8 required to be recessed, but shall have an awning or canopy of at least five feet in
9 depth for weather protection. Where a corner building is to be built in a pearl area
10 but does not have a corner entrance, it shall provide for a corner plaza consistent
11 with LCMC [17.74.100](#), or architectural features shall be provided honoring the
12 corner as a pedestrian space; such features may include but are not limited to an
13 alcove with seating, public art (e.g., sculpture or fountain), a vertical building
14 element such as a tower (e.g., clock tower), or other feature approved through site
15 plan review. (See also LCMC [17.74.100](#), Pedestrian spaces.)
- 16 g. Remodels. The scale and proportion of altered or added building
17 elements, such as the size and relationship of new windows, doors, entrances,
18 columns, weather protection shelters, and other features should be visually
19 compatible with the overall composition of the building (i.e., including building
20 materials, color, detailing, etc.). The approval body may require modifications to a
21 proposed design to address scale and proportion.
- 22 11. Horizontal Rhythms.
- 23 a. Horizontal Lines. New building designs and exterior remodels
24 should establish prominent horizontal lines and avoid blank walls. Examples of such
25 horizontal lines include: the base below a series of storefront windows; an existing
26 awning or canopy line, or belt course between building stories; and/or an existing
27 cornice or parapet line. It is not necessary for new lines to match existing lines.
28 (Recommended: Figures 17.74.080-1 and 17.74.080-2.)
- 29 b. Ground Floor/Upper Floor Division. A clear visual division shall be
30 maintained between the ground level floor and upper floors, for example, through
31 the use of a belt course, transom, awnings or canopies. (Recommended: Figures
32 17.74.080-1 and 17.74.080-2.)
- 33 c. Building Base. Buildings shall have a foundation or base, typically from ground to
34 the bottom of the lower windowsills, with changes in volume or material, to give a
35 sense of strength and symmetry. (Recommended: Figures 17.74.080-1 and 17.74.080-

1



2

3



5

1 13. Materials and Color.

2 a. Primary Materials. Exterior building materials shall predominately

3 consist of painted or natural stain wood, stone, brick, rusticated concrete block

4 (warm tones) or comparable cladding. Rough-hewn wood, timbers and metals may

5 be used as accents but not as the primary exterior cladding. The following may not

6 be used as primary cladding on new buildings: corrugated metal, foam/synthetic

7 stucco, and similar materials as determined by the decision body. See also

8 subsection (B)(13)(c), Secondary Materials, and (B)(13)(d), Substitute Materials, of

9 this section.

10 b. Change in Materials. Elevations shall incorporate changes in

11 material that define a building's base, middle and top and create visual interest and

12 relief. Side and rear elevations that do not face a street, public parking area,

13 pedestrian access way or plaza may utilize changes in texture and/or color of

14 materials in the interest of affordability; provided, that the design is consistent with

15 the overall composition of the building.

16 c. Secondary Materials. Any of the materials listed as primary

17 materials may also be used as secondary materials or accents. Metals such as copper,

18 steel, iron, bronze and similar appearance metals may be used as trims or accents

19 (e.g., flashing, weather protection features, ornamentation, etc.) when compatible

20 with the overall building design, and subject to review and approval through site

21 plan review.

22 d. Substitute Materials. Substitute materials that are equal in

23 appearance and durability to those in subsections (B)(13)(a) and (c) of this section

24 may be approved at the discretion of the reviewing authority through site plan

25 review. The applicant will be required to provide specifications from the

26 manufacturer.

27 e. Color. Color schemes should be simple and coordinated over the

28 entire building to establish a sense of overall composition. Color schemes should tie

29 together signs, ornamentation, awnings, canopies and entrances. There shall be no

30 more than one base color for each 25 feet of the front elevation; one base color for

31 the entire front elevation is preferred. Using only one or two accent colors is also

32 preferred, except where precedent exists for using more than two colors with some

33 architectural styles (e.g., arts and crafts). Natural wood finishes are appropriate for

34 doors, window sashes and trim, signs, canopies and other architectural accents.

35 Luminescent, sparkling, neon and "day-glow" colors are not allowed (e.g., outlining

36 building), except that neon signs are allowed subject to applicable sign codes.

37 Metals shall be brushed finish or painted in mute or earth tones to minimize glare.

38 f. Contemporary Designs. Materials that provide a contemporary

39 interpretation of local architecture styles, including arts and crafts, art deco, and

40 vernacular (beach cottage) styles, are encouraged. Buildings that resemble suburban

41 strip-malls (e.g., picture windows extending to near grade level) and those that use

42 highly reflective glass, clerestory windows and/or similar non-traditional features

43 are discouraged.

44 g. Restoration and Rehabilitation. Restoration and rehabilitation

45 projects should incorporate original materials and design elements (e.g., previously

46 covered over) to the extent practicable.

1 14. Pedestrian Shelters. Awnings, canopies, recesses or similar pedestrian
2 shelters shall be provided along at least 60 percent of a building's ground floor
3 elevation(s) where the building abuts a sidewalk, plaza, pedestrian access way or
4 outdoor seating area. Pedestrian shelters used to meet the above standard shall
5 extend at least five feet over the pedestrian area, shed rain away from building
6 entrance(s), be proportionate to the building in its dimensions, and not obscure the
7 building's architectural details. If mezzanine or transom windows exist, the shelter
8 shall be below such windows where



9 feasible.
10 *Pedestrian shelters may come in a variety of forms, materials, and colors, provided*
11 *they fit the overall composition of the building. Actual designs should address the*
12 *location and function of the shelter, building codes, architectural compatibility,*
13 *durability, and right-of-way constraints, if any.*
14

15 15. Mechanical Equipment.

16 a. Screening. When mechanical equipment, such as utility vaults, air
17 compressors, generators, antennas, satellite dishes, or similar equipment is adjacent
18 to a street, sidewalk or pedestrian space, it shall be screened from view from all
19 streets. Where such equipment is installed on a side or rear building elevation and is
20 adjacent to an alley, access way, or pedestrian space, its appearance shall be
21 minimized or screened using materials and/or colors that are similar to those used on
22 the subject building. Standpipes, meters, vaults and similar equipment should not be
23 placed on a front elevation when other alternative locations exist; such equipment
24 shall be placed on a side or rear elevation when practicable.

25 b. Rooftops. Rooftop mechanical units shall not be visible from any
26 street.

27 c. Ground-Mounted Units. Ground-mounted mechanical units shall be
28 limited to side or rear yards and screened with fences or walls constructed of
29 materials similar to those on adjacent buildings. Hedges may also be used as screens

1 where there is adequate sunlight and irrigation to ensure their successful growth.
2 (Ord. 2007-10 § 5)

3 **17.74.090 Transportation and streetscape standards.**

4 A. Intent. The relationship between the local street system, Highway 101 and
5 adjoining properties is important from both a transportation planning and a land use
6 perspective. Oregon Department of Transportation (ODOT) is the permitting
7 authority for all access onto Highway 101. As the permitting agency for land use,
8 the city works cooperatively with ODOT to manage development adjacent to the
9 highway. The city's design standards are intended to implement the community's
10 vision of a cohesive streetscape, with on-street parking, wide sidewalks, weather
11 protection (pedestrian) shelters, benches, pedestrian-scaled lighting, public art,
12 opportunities for cafe seating, and other amenities. A safe, inviting and comfortable
13 pedestrian environment benefits businesses, highway users and the community as a
14 whole.

15 B. Standards. In addition to site design standards in LCMC [17.74.060](#), the
16 following provisions apply to all new development:

17 1. Transportation Plan Conformity. New development shall conform to the
18 policies, standards, specifications and design details (e.g., street sections) contained
19 in the city's transportation system plan (TSP) and the standards in LCMC [17.74.060](#).
20 When streetscape improvements are required of new development, such
21 improvements shall conform to the TSP.

22 2. A connection to a rear alley or shared driveway (where applicable) may
23 be required, or where such connection cannot be made, a temporary turnaround may
24 be required.

25 3. Streetscapes. Where a project is subject to a redevelopment plan, it shall
26 conform to applicable streetscape provisions (e.g., sidewalks, street furnishings, etc.)
27 of the redevelopment plan. (Ord. 2007-10 § 5)

28 **17.74.100 Pedestrian spaces.**

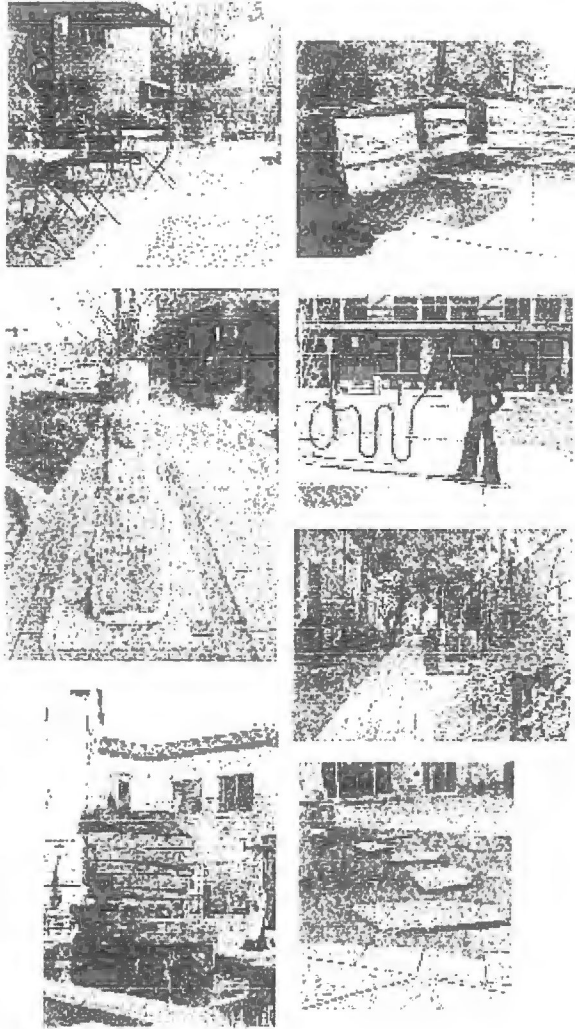
29 A. Intent. The increased development intensity, mixture of uses, pedestrian
30 activity, close building orientation and minimal private open space envisioned for
31 the pearl areas should be offset by pedestrian spaces along building frontages and in
32 breaks between buildings. Pedestrian spaces, such as plazas, extra-wide sidewalks,
33 outdoor seating areas, pedestrian access ways between buildings, alcoves and pocket
34 parks, provide visual relief, pedestrian resting areas and opportunities for
35 socialization. Pedestrian spaces do not have to be publicly owned or maintained.
36 Therefore, projects within pearl areas are required to contribute their proportionate
37 share of pedestrian space. String area projects are encouraged to incorporate
38 appropriate pedestrian space. Pedestrian spaces count toward the required minimum
39 landscape area in each zone.

40 B. Standards.

41 1. Pedestrian Space Standard. At least three percent of every pearl
42 development site, except for residential developments, shall be designated and
43 improved as pedestrian space. The highest priority locations for pedestrian space are
44 those areas with the highest pedestrian activity (e.g., street corners and mid-block
45 pedestrian access ways) that have a western or southern exposure (within 45 degrees

1 of true south or west). Where no such area exists, then pedestrian space should be
2 provided as an extended sidewalk or walkway connecting multiple developments.
3 The reviewing authority may find that the creation of pedestrian space is not
4 practicable based on the project location or other relevant factors. In such cases, the
5 city may accept an in-lieu fee equal to the fair market value of the land and
6 improvements that would have otherwise been required. The fair market value shall
7 be determined after the city approves the site plan review application and before
8 issuance of any building permits on the project.
9 2. Dimensions. All pedestrian spaces shall have dimensions of not less than
10 eight feet across and have a surface area of not less than 64 square feet.
11 3. Public Access. Such areas shall abut a public right-of-way or otherwise
12 be connected to and visible from a public right-of-way by a sidewalk or pedestrian
13 access way; access ways shall be identifiable with a change in paving materials (e.g.,
14 pavers inlaid in concrete or a change in pavement scoring patterns and/or texture).
15 Where a right-of-way connection is not possible, the owner shall be required to
16 provide a public access way easement to the pedestrian space. Pedestrian spaces
17 shall not be gated or closed to public access, unless otherwise required by the city.

1 (Recommended: Figures 17.74.100-1 and 17.74.100-



2 2.)
3 *Pedestrian spaces should serve as focal points and gathering places, giving the*
4 *downtown a unique identity and sense of place. Pedestrian amenities may include,*
5 *but are not limited to, outdoor seating areas or cafes, pedestrian access ways,*
6 *weather protection, plazas, benches, public art, and street furnishings such as*
7 *bicycle racks and pedestrian lighting (e.g., bollards) at crossings.*

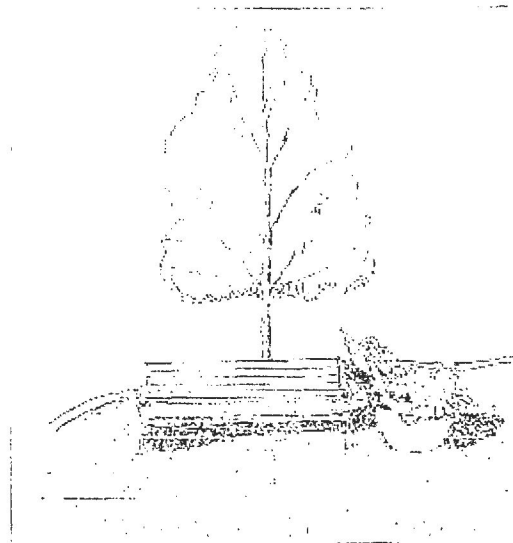


Figure 17.74.100-1: Example of a small pedestrian space containing approximately 64 square feet.

4. Pedestrian Amenities Required. Where pedestrian space is required, it shall contain pedestrian amenities such as plaza space, extra-wide sidewalks (i.e., outdoor cafe space), benches, public art, pedestrian-scale lighting, wayfinding signs (as approved by the city) or similar pedestrian areas in an amount equal to or greater than one-half of one percent of the estimated construction cost of the subject building(s). Where a pedestrian space adjoins a building entrance it should incorporate a canopy, awning, pergola, portico, or similar weather protection feature. Pedestrian amenities such as seating, planters, public art and pedestrian lighting (e.g., antique lamps or bollard lights) at street corners or pedestrian access ways may be counted in fulfilling the one-half of one percent requirement. (See Figure 17.74.100-2.) Cost estimates for pedestrian amenity improvements shall be prepared by a licensed architect, landscape architect, or other qualified professional, and shall be subject to review and approval by the planning and community development director.

5. Mechanical Equipment and Garbage Storage Areas. Mechanical equipment and garbage storage areas are not counted in the pedestrian space(s) required under subsection (B)(1) of this section. Such facilities shall be screened completely from view and set back 20 feet or more from a pedestrian space for aesthetic reasons and to minimize odors and noise.

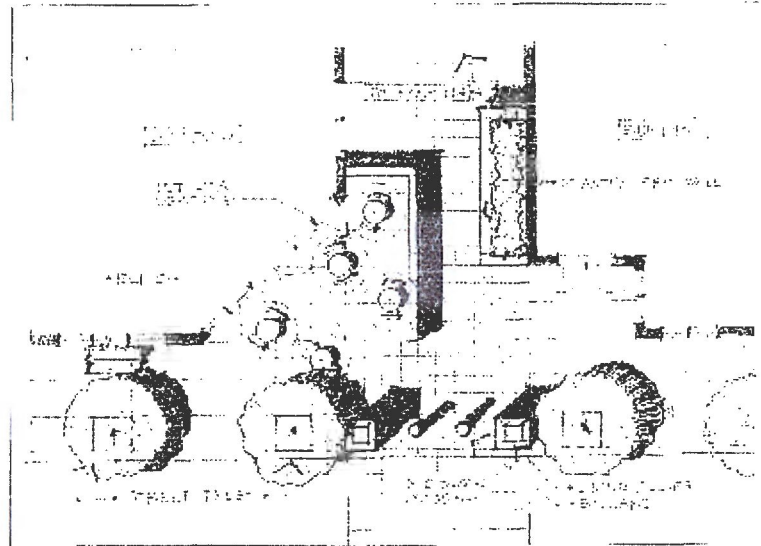


Figure 17.74.100-2: Example of preferred types of pedestrian amenities, shown with access way between buildings leading to an internal parking area or street end. (Ord. 2007-10 § 5)

17.74.110 Parking.

The off-street parking standards are the same as provided in Chapter 17.56 LCMC, except that credit toward minimum parking standards shall be granted for on-street parking spaces abutting the development. Shared parking between uses is allowed, in conformance with LCMC 17.56.060. (Ord. 2007-10 § 5)

17.74.120 Landscaping.

A. Intent. Lincoln City is identifiable, in part, by its shore pines and other coastal vegetation. While it is inevitable that some existing trees will be removed with new development, native vegetation should be preserved where practicable or otherwise replanted in required landscape areas. Trees and hedges serve as windbreaks and visual screens in an area that is otherwise being exposed to high winds. Grassy swales capture and cleanse surface water runoff before it infiltrates into the ground or seeps onto the beach. Mature vegetation also enhances real estate values. For these reasons, as well as for aesthetic reasons, the city requires that all new developments and redevelopment projects attempt to save mature vegetation that is not within building envelopes and provide landscaping in surface parking areas, as buffers between uses, within street planter strips, and to soften the appearance of large building elevations. Landscaping must conform to the following provisions, in addition to those in LCMC 17.52.100.

B. Standards.

1. Mature Landscaping. Site plans shall incorporate existing, mature vegetation that is not within building envelopes and not within areas that are required to be graded or excavated (e.g., for utilities, foundations, and driveways) into the project's landscape design to the greatest extent practicable. Where mature tree removal is unavoidable (e.g., a tree's location precludes reasonable

1 development consistent with prescribed building envelopes, required building
2 orientation, or public improvement requirements), mitigation shall be required as per
3 subsection (B)(3)(g) of this section.

4 2. Volume Landscaping and Screening. Large trees and/or shrub planting
5 may be required in quantities exceeding the base requirements of this code to
6 mitigate adjustments to other standards or the loss of mature trees as described under
7 subsection (B)(1) of this section.

8 3. Minimum Landscape Standards.

9 a. All off-street parking and vehicular use areas (including driveways
10 and loading docks) shall have perimeter landscaping of not less than four feet in
11 depth, and interior landscaping covering at least 10 percent of the entire vehicular
12 use area.

13 The planning commission may reduce the minimum landscape area to
14 not less than five percent where the development preserves and protects one or more
15 existing mature trees. The commission shall use its discretion in awarding credit;
16 provided, that more credit may be awarded to projects that preserve the largest or
17 most visible trees as viewed from public rights-of-way including the beach. Areas
18 with preserved trees are counted toward the required parking lot landscaping.

19 b. Each separate landscape area shall be a minimum of 24 square feet
20 with a minimum dimension of at least four feet and, on parking lot islands and in
21 park strips along a street, shall contain at least one tree. All remaining land in the
22 landscape area shall be covered by a combination of shrubs, ground cover plants or
23 other city-approved nonvegetative ground cover.

24 c. All required buffer strips, screens, and other required landscape
25 areas shall be planted at a density to ensure the intended buffering or screening
26 intent is met; in no case shall a landscape area have less than one tree per 200 square
27 feet of surface or less than one shrub per 50 square feet of area.

28 d. Required trees and shrubs shall be non-invasive species that are
29 known to thrive in the northern Oregon coastal environment.

30 e. The following guidelines apply:

31 i. Vegetation native to the Pacific Northwest coast is encouraged;
32 ii. Turf and grass is discouraged, except in residential
33 developments;

34 iii. Species should be those contained in the Lincoln City Tree
35 Planting Guide and List of Recommended Species, or species recommended by a
36 licensed nurseryman as being suitable for the local climate, as approved by the
37 planning director.

38 f. Trees shall be at least two-inch caliper at time of planting.

39 g. When tree mitigation is required, the number of mitigation trees
40 required shall be equal to the total number required to achieve at least half of the
41 number of inches of mature tree(s) removed (diameter measured at four feet above
42 grade). For instance, if a 12-inch diameter tree is removed, then at least two three-
43 inch trees of the same or comparable species shall be planted. Alternatively, the
44 reviewing authority may require fewer trees of a larger size be planted.

1 h. Irrigation systems shall be provided for all planted areas for a period
2 of at least two years, or until it is demonstrated that new plants have become
3 naturalized.
4 i. Shrubs shall be at least three-gallon size when planted.
5 j. If hedges are planted for screening, plants shall be at least of an
6 initial size so that the required screening will be achieved within two years.
7 k. Trees shall be planted so that encroachment below eight feet into a
8 public right-of-way can be prevented without long-term detriment to the subject tree.
9 l. Landscaping shall preserve an adequate line of sight around vehicle
10 accesses.
11 m. All landscaping materials shall be in vigorous and healthy growing
12 condition and shall be installed according to common planting procedures, with
13 consideration given to soil condition. The property owner is responsible for
14 maintaining and replacing, as necessary, all approved landscape plants on his
15 property and those within abutting rights-of-way (e.g., street trees).
16 4. Parking Area Landscaping. Surface parking areas shall have perimeter
17 landscaping, as described above. Surface parking lots containing more than 20
18 parking stalls shall be divided into rows of not more than 12 continuous parking
19 spaces. (Recommended: Figure 17.74.120.)
20 5. Water Quality. Where a surface parking area incorporates water quality
21 filters/swales and porous paving materials, such as pavers set in sand, concrete
22 blocks allowing grass to grow through, and/or porous concrete (e.g., particularly
23 along walkways and in parking areas that are used infrequently), the reviewing
24 authority may allow additional building (lot) coverage, consistent with the standards
25 in Table II.B. Porous paving may also be used for small areas, such as the first four
26 feet of a parking lot's perimeter, where it would help reduce or slow surface water
27 runoff. (Recommended: Figure 17.74.120.)

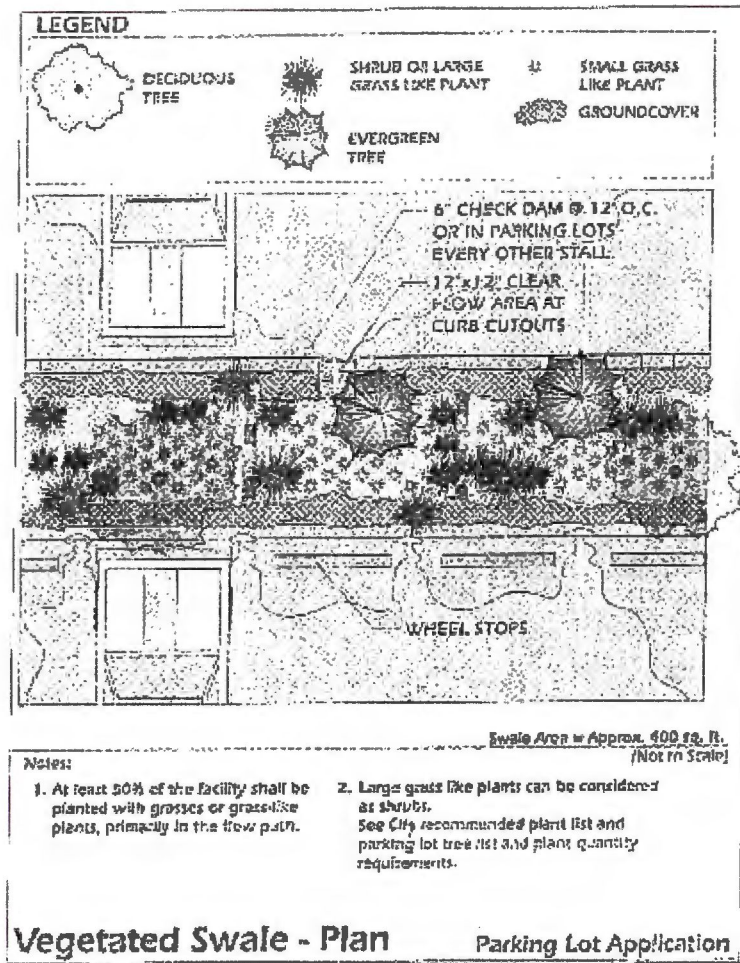


Figure 17.74.120: Typical parking lot landscaping concepts, incorporating water quality features.

(Ord. 2007-10 § 5)

17.74.130 Exterior lighting.

A. Intent. The number, size, design and placement of lights all contribute to creating a safe and aesthetically pleasing development. Excessive lighting contributes to light pollution, glare and light trespass, and it diminishes views of the night sky. Outdoor lights should function primarily as tools for pedestrian wayfinding and business visibility. Business visibility does not require that owners fully illuminate their building and parking areas. Urban renewal plans for some areas (e.g., Taft and Oceanlake) include sidewalk lighting (antique street lamps) that, together with modest on-site lighting in developments, will enable motorists and pedestrians to recognize businesses and safely walk to them. Lights in string areas need not be designed to a highway scale.

B. Standards. Outdoor light fixtures shall not be installed without site plan review approval. Where a light fixture is required as part of a larger project, the lighting package shall be reviewed under the following guidelines and standards. Where an

1 outdoor light fixture is to be installed apart from any other development application,
2 it shall be processed administratively. Outdoor lighting that does not conform to
3 current standards, but conformed to city standards prior to the effective date of the
4 ordinance codified in this section, is allowed to continue as nonconforming until
5 such time that the light fixture and/or building is remodeled or replaced.

6 1. Contextual Design. Exterior lights shall be designed to fit their particular
7 location and function. They should be simple in character and similar in color and
8 intensity to those used traditionally. High pressure sodium lights are appropriate,
9 except where good color rendition is required; enhanced color rendition high
10 pressure sodium lamps, or more uniform spectrum lamps, may also be used.

11 a. Pedestrian ways and entrances that are not otherwise illuminated by
12 building-mounted lights or streetlights shall be illuminated using bollards, step
13 lights, or other low-profile fixtures that are appropriate for walkways and plazas.
14 Illumination between one and two foot-candles for such areas is required.

15 b. Building-mounted lights should complement the building
16 background in style; using lights to draw attention to (wash) architectural elements
17 is permitted; provided, that unshielded, high intensity light sources and sources that
18 direct light upward without cut-offs are not permitted. (See subsection (B)(2) of this
19 section.)

20 c. Antique-style lights are preferred over recessed can lights and globe
21 fixtures. Contemporary light fixtures that draw on historic elements or provide a
22 new interpretation of an historic style are encouraged.

23 d. Maximum initial luminance of outdoor sales areas, storage areas and
24 service station canopies and similar areas shall not exceed 20 foot-candles, except as
25 otherwise approved by the planning director.

26 e. Maximum initial luminance of parking lots shall not exceed four
27 foot-candles, except as otherwise approved by the planning director.

28 2. Impacts of Lighting. The visual impacts of site and architectural lighting,
29 such as overspray of lights onto adjacent residential properties and lights shining
30 into the night sky, shall be avoided.

31 a. Light poles shall not exceed a height of 20 feet.

32 b. Only shielded lights are permitted. Shielding should be integral to
33 the light fixture and direct light downward. Exception: Up-lighting of official flags
34 may be allowed; provided, that the luminance level is minimized.

35 c. Lighting associated with service areas, parking lots and parking
36 structures, as well as streetlights, shall be shielded or provide cut-offs to avoid glare,
37 light pollution (night sky) and light spillover onto residential properties. Luminance
38 at the property line, or no more than five feet over the property line, shall be zero.

39 d. The planning director may require the installation and use of timers
40 or activity switches to prevent unnecessary sources of light by controlling the length
41 of time that exterior lights are in use late at night.

42 e. Lights used to wash a building elevation (including any signs) shall
43 not wash more than 75 percent of the facade. Interior lights (e.g., store displays, etc.)
44 are exempt.

45 f. Up-lighting is prohibited. Where lighting is used to wash an exterior
46 wall, the use of recessed eave lighting is preferred. The maximum illumination

1 limits for wall washing are one foot-candle for dark colored surfaces and one-half
2 foot-candle for light colored surfaces.
3 g. The manufacturer's data or measurement shall be provided to
4 demonstrate conformance with subsection (B)(1) of this section. Photometric plans
5 are required with site plan review applications, unless waived by the planning
6 director.

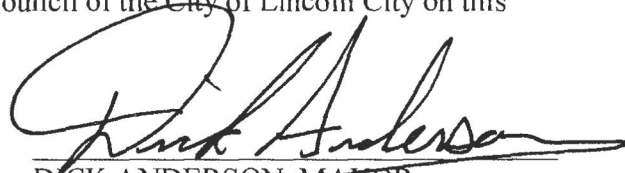
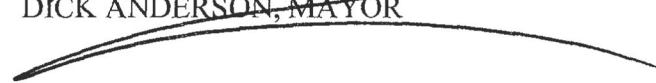


7
8 *Figure 17.74.130: Examples of acceptable lights.*
9 (Ord. 2007-10 § 5)
10

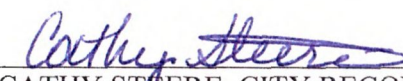
11 **Section 2. Delegation of Authority to Correct Errors.** The City Council delegates
12 to the City Recorder the authority to make any required corrections due to scrivener's
13 errors, including but not limited to cross-references, and to make such changes prior to
14 codifying this ordinance.
15
16

1 **Section 3. Severance.** In the event that any provision of this ordinance is determined
2 by a court of competent jurisdiction to be invalid or unenforceable, such invalid provision
3 shall be severed and the remaining provisions of the ordinance that have not been held
4 invalid or unenforceable shall continue to be valid and enforceable to the fullest extent
5 permitted by law.
6
7

8 **PASSED AND ADOPTED** by the City Council of the City of Lincoln City on this
9 12th day of September 2011.
10
11


DICK ANDERSON, MAYOR


12
13
14
15
16 ATTEST:

17 
18 CATHY STEERE, CITY RECORDER
19

**ORDINANCE 2011-12
EXHIBIT A**

A. Statewide Planning Goals

(1) Goal 1: Citizen Involvement

“To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.”

All documents relating to this proposal were made available for public review and purchase. Staff was available to interpret and explain the technical information. All affected property owners were noticed regarding the public hearings on the proposed zoning ordinance amendments and hearing notices were published in the local paper in accordance with notice requirements. The amendments are consistent with Goal 1.

(2) Goal 2: Land Use Planning

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

The City Council of Lincoln City adopted the Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance, after public hearing and has reviewed them on a periodic cycle to take into account changing public policies and circumstances. Citizens and affected governmental units had opportunities for review and comment during preparation, review, and revision of the plan and implementing ordinances. The City Council considered amendment to Chapter 17.74 of the Lincoln City Zoning Ordinance in accordance with the process and based on the criteria provided in the Municipal Code.

(3) Goal 3: Agricultural Lands

“To preserve and maintain agricultural lands.”

The area affected by the proposed zoning ordinance amendments is located within the city’s urban growth boundary. The area currently is designated and zoned for urban development. No agricultural lands will be affected by the amendment. Goal 3 is not applicable.

(4) Goal 4: Forest Lands

“To conserve forest lands by maintaining the forest land base and to protect the state’s forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land

consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.”

The area affected by the proposed zoning ordinance amendment is located within the city’s urban growth boundary. The affected area does not include any designated forest lands, therefore, Goal 4 is not applicable.

(5) Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

“To protect natural resources and conserve scenic and historic areas and open spaces.”

The application of the commercial design standards is limited to lands zoned for General Commercial and Recreation Commercial use. They do not include any areas currently zoned Open Space or Park. They do include the one property listed on the National Register of Historic Places, the Dorchester House, but the commercial design standards do not by themselves authorize any development inconsistent with its historic designation. Rather they require development to meet higher aesthetic standards than currently required, potentially improving the setting of the structure. The areas subject to the commercial design standards also include some sites designated as significant aesthetic resources. The commercial design standards enhance these areas by requiring commercial structures to be built to improved aesthetic qualities. The proposed zoning amendments improve organization and clarity of commercial design standards; therefore, the amendments to the commercial design standards are consistent with Goal 5.

(6) Goal 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

The proposed zoning amendments improve organization and clarity of commercial design standards. The standards do not increase the waste and process discharges already being generated within the affected areas, so do not affect the air, water and land resources of the state; therefore, the amendments are consistent with Goal 6.

(7) Goal 7: Areas Subject to Natural Disasters and Hazards

“To protect people and property from natural hazards.”

The commercial design standards and these amendments do not authorize any development inconsistent with the city’s natural hazard standards. The proposed zoning amendments only improve organization and clarity of commercial design standards; therefore, they are consistent with Goal 7.

(8) Goal 8: Recreational Needs

“To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.”

The commercial design standards encourage attractive development and pedestrian accessibility and amenities. Through clarification and improved organization, the proposed amendments make the regulations easier to understand and administer, and, therefore, are consistent with Goal 8.

(9) Goal 9: Economic Development

“To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.”

The proposed amendments clarify the city’s commercial design standards, which encourage attractive development, pedestrian accessibility, and amenities. Standards add value; therefore, with Goal 9.

(10) Goal 10: Housing

“To provide for the housing needs of citizens of the state.”

The commercial design standards and these amendments do not affect residential development other than residential uses in mixed-use structures. By helping to improve the visual appearance of structures and sites used for mixed-use development the commercial design standards help to enhance the quality of the housing stock in Lincoln City. The amendments do not impact housing availability; therefore the amendments are consistent with Goal 10.

(11) Goal 11: Public Facilities and Services

“To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

The proposed amendments simply clarify and improve organization of the commercial design standards. Existing city water and sewer infrastructure and treatment facilities that serve surrounding properties are not be affected by the commercial design standards; therefore, the amendments are consistent with Goal 11.

(12) Goal 12: Transportation

“To provide and encourage a safe, convenient and economic transportation system.”

The design standards encourage compact development, shared driveways, and pedestrian access, all of which benefit the transportation system. The amendments clarifying the standards; therefore, they are consistent with Goal 12.

(13) Goal 13: Energy Conservation

“To conserve energy.”

The design standards encourage compact development, low levels of exterior lighting, and pedestrian access, all of which preserve energy. The amendments clarifying the standards and, therefore, are consistent with Goal 13.

(14) Goal 14: Urbanization

“To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

The commercial design standards, through improving the aesthetic quality of the city and encouraging compact, pedestrian-friendly development, delay the need to expand the Urban Growth Boundary. Proposed densities of surrounding properties are not changed by these amendments, which are consistent with Goal 14.

(15) Goal 15: Willamette River Greenway

“To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.”

The affected area is not located within the Willamette River Greenway; therefore, Goal 15 is not applicable.

(16) Goal 16: Estuarine Resources

“To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon’s estuaries.”

The commercial design standards affect some areas adjacent to a designated estuarine resource; however, the standards, by themselves, do not authorize any development. By improving the aesthetic quality of development otherwise authorized by the acknowledged comprehensive plan and zoning ordinance through standards that address water retention and treatment, the standards help to enhance the surroundings of estuarine resources. The amendments strengthen the ordinance, and therefore, are consistent with Goal 16.

(17) Goal 17: Coastal Shorelands

“To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon’s coastal shorelands.”

The city’s coastal shorelands include all land west of Highway 101, land within 500 feet of the ordinary high-water elevation of Devils Lake and Spring Lake, and land within 1,000 feet of the shoreline mean higher high-water elevation of Schooner Creek, Drift Creek, and Siletz Bay estuaries. These coastal shorelands include some areas of General Commercial and Recreation Commercial zoning, subject to the commercial design standards. By helping to improve the aesthetic quality of commercial development and encouraging water treatment and retention, the commercial design standards improve the health and aesthetic character of the coastal shorelands in general and the significant aesthetic resources specifically. The amendments strengthen the ordinance, and therefore the commercial design standards are consistent with Goal 17.

(18) Goal 18: Beaches & Dunes

“To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.”

The proposed amendments are not located within a designated beach or active dune area; therefore, Goal 18 is not applicable.

(19) Goal 19: Ocean Resources

“To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.”

Because the affected areas of the commercial design standards are solely on the dry land areas of the city, and because the commercial design standards do not by themselves authorize any development, the commercial design standards do not affect the near shore ocean and continental shelf. Therefore, the commercial design standards are consistent with Goal 19.

B. Comprehensive Plan Goals

(1) Planning Goal

“To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.”

The City Council of Lincoln City adopted the Lincoln City Comprehensive Plan and its implementation measure, the Lincoln City Zoning Ordinance after public hearing and has reviewed it on a periodic cycle to take into account changing public policies and circumstances. The city provided opportunities for review and comment by citizens and affected governmental units during their preparation, review, and revision. Review of the proposed amendment was in accordance with the Lincoln City Comprehensive Plan and the applicable zoning ordinance provisions and in conformance with this goal.

(2) Citizen Involvement Goal

“Develop a Citizen Involvement Program which ensures the continued participation of citizens in the land use planning process.”

The City has developed a citizen involvement program. In addition, the public hearing process, with notice to the public and property owners and review of the amendment by the Planning Commission (a citizen board) and the City Council (a citizen board,) establishes conformance with this goal.

(3) Public Services and Utilities Goal

“To plan and develop a timely, orderly, and efficient arrangement of public facilities and services, which compliment the area and serve as a framework for urban and rural development.”

Public services and utilities generally are in place already in the areas affected by the commercial design standards. The proposed amendments do not affect the availability or arrangement of public services and utilities adversely. The goal is satisfied.

(4) Urbanization Goal

“To promote an orderly and efficient transition of land uses from rural to urban.”

The commercial design standards, through improving the aesthetic quality of the city and through encouraging compact, pedestrian-friendly development, serve to promote the livability of Lincoln City, thereby reducing the need to expand the Urban Growth Boundary. Proposed densities of surrounding properties are not changed. This goal is satisfied.

(5) Natural Hazard Goal

“The City shall control development in hazardous areas to protect life and property from natural disasters and hazards.”

The areas affected by the commercial design standards include some identified natural hazards areas. The city already has ordinance standards relating to development in these

areas, and the commercial design standards do not authorize any development inconsistent with them. This goal is satisfied.

(6) Housing Goal

“To provide for the housing needs of all citizens.”

The commercial design standards and these amendments do not affect the availability of adequate numbers of needed housing units at price ranges and rent levels commensurate with the local area. In fact, the standards encourage mixed use, which provides additional housing alternatives. Therefore, the amendments are consistent with the housing goal.

(7) Economy Goal

“To support the tourist industry and achieve a degree of diversity in the community, which will allow a balanced economy that will, in turn, support an adequate level of services for all members of the area.”

The commercial design standards provide for orderly development of commercial lands in a manner that is intended to promote a more attractive community and thereby enhance the appeal of the community as a place for economic activity, particularly with respect to making the community attractive to tourists. The commercial design standards add value, and promote economic development. The amendments, which clarify the commercial design standards, therefore, meet the goal.

(8) Aesthetic Goal

“To develop a livable and pleasing city which enhances man’s activities while protecting the exceptional aesthetic quality of the area.”

The point of the commercial design standards is to carry out this goal. The amendments strengthen the standards and satisfy the goal.

(9) Transportation Goal

“To provide a safe, convenient and rapid transportation network to facilitate the movement of goods and people.”

The commercial design standards amendments include provisions intended to promote compact development with a mix of uses, and improved pedestrian and vehicular circulation in the commercial areas of the city. They do not, of themselves, create any additional transportation impacts on the existing transportation system. The amendments to clarify the standards satisfy the goal.

(10) Energy Goal

“To conserve energy.”

The amendments clarify standards that promote compact development, alternative modes of transportation, and reasonable limits on exterior lighting, all of which conserve energy. This goal is satisfied.

(11) Overall Environmental Goal

“To achieve a balance between the need to provide housing and services and the need to protect and enhance the natural environment of the city.”

The commercial design standards do not, of themselves, have any adverse effects on the natural environment. They do not add or delete any allowed uses or development in any zone. The standards do provide aesthetics and sustainability, and these clarifying amendments satisfy this goal.

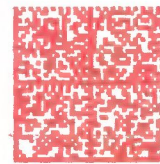
(12) Shoreland, Beaches, Dunes, Estuary and Ocean Resources Goal

“To conserve, to protect, to enhance the coastal resources of the city.”

The city’s coastal shorelands include all land west of Highway 101, land within 500 feet of the ordinary high-water elevation of Devils Lake and Spring Lake, and land within 1,000 feet of the shoreline mean higher-high-water elevation of Schooner Creek, Drift Creek, and Siletz Bay estuaries. These coastal shorelands include some areas of General Commercial and Recreation Commercial zoning, and also include areas that have been designated as significant aesthetic resources. By helping to improve the aesthetic quality of commercial development, the commercial design standards improve the aesthetic character of the coastal shorelands in general and the significant aesthetic resources specifically. The amendments to clarify the standards, therefore, are consistent with this goal.

COMMUNITY DEVELOPMENT
IN CITY

OR 97367



02 1R \$ 02.28⁰
0006554478 SEP 29 2011
MAILED FROM ZIP CODE 97367

DEPT OF

SEP 30 2011

LAND CONSERVATION
AND DEVELOPMENT

ATTN: Plan Amendment Specialist
Dept. of Land Conservation/Develop.
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540