



# Oregon

Theodore R. Kubongoski, 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

7/19/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Nehalem Plan Amendment  
DLCD File Number 001-10

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: Friday, July 30, 2010

This amendment was submitted to DLCD for review prior to adoption 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: Michael Nitzsche, City of Nehalem  
Gloria Gardiner, DLCD Urban Planning Specialist

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# Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Nehalem**

Local file number: **Ordinance 2010-01**

Date of Adoption: **6/14/2010**

Date Mailed: **6/15/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 2/11/2010

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".

Adopted new Sign regulations and standards; Eliminated a Special Conditional Use Standard requiring a 30' setback for Public, Institutional, Health Facilities and others; Modified Nonconforming Use standards to ensure nonconforming signs are governed specifically by new Article on Signs; Ensure that Findings on all land-use applications address applicable standards within Land-Use Ordinances; and eliminated Sign Permit fees excepting for Off-Premise Signs.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                                     |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                           | <b>13</b>                | <b>14</b>                           | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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.** \_\_\_\_\_

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

Only those agencies that would seek to build a sign within Nehalem's UGB would be affected by the newly adopted regulations.

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Local Contact: **Michael A. Nitzsche, City Manager**      Phone: **(503) 368-5627**      Extension:  
Address: **PO Box 143**      Fax Number: **503-368-4175**  
City: **Nehalem**      Zip: **97131-**      E-mail Address: **nehalemch@nehalemtnet.net**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:  

**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, or by emailing **[larry.french@state.or.us](mailto:larry.french@state.or.us)**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **twenty-one (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **[larry.french@state.or.us](mailto:larry.french@state.or.us)** - **Attention: Plan Amendment Specialist**.



*City of Nehalem*  
35900 8th Street - P.O. Box 143  
Nehalem, OR 97131  
Tel. (503) 368-5627  
Fax. (503) 368-4175

ATTACHMENT 1

COPY

ORDINANCE 2010-01

AN ORDINANCE AMENDING THE NEHALEM ZONING ORDINANCE, ORDINANCE 80-2; ADOPTING NEW PROVISIONS RELATING TO SIGNS; AMENDING CONDITIONAL USE STANDARDS AND NONCONFORMING USES; AND AMENDING ORDINANCE 2001-06, ATTACHMENT A.

THE CITY OF NEHALEM DOES ORDAIN AS FOLLOWS:

The City of Nehalem Zoning Ordinance, Ordinance 80-2, is hereby amended as set forth in the changes listed herein, as follows:

Section 1. Nehalem Zoning Ordinance (Ordinance 80-2), page 49:

Delete Section 14.130 Signs, in its entirety from Article XIV. Supplementary Provisions, of the Nehalem Zoning Ordinance, and renumber all remaining Sections of Article XIV and all references thereto.

Section 2. Nehalem Zoning Ordinance (Ordinance 80-2), page 62:

Amend Article XVIII Conditional Uses, Section 18.100 Specific Conditional Use Standards, by deleting subsection (1)(a) in its entirety and renumbering the remaining subsections.

Section 3. Nehalem Zoning Ordinance (Ordinance 80-2), page 67:

Amend Article XIX. Administrative Provisions, Section 19.050. City Manager/Recorder's Report & Quasi-judicial Land Use Hearings, subsection (2)(g)(i), to read as follows:

- i. The standards to be applied for the matter in question are contained within the *Comprehensive Plan, Zoning Ordinance and/or Subdivision Ordinance*, as each Section and/or subsection may be applicable to the subject at hand.

Section 4. Nehalem Zoning Ordinance (Ordinance 80-2), page 69:

Amend Article XX Nonconforming Uses, Section 20.010 Continuation of Nonconforming Use, to read as follows:

*Section 20.010 Continuation of Nonconforming Use*

1. Subject to the provisions of the Oregon Revised Statutes and subsequent provisions of this *Article*, a nonconforming use or structure may be continued.
2. The extension of a nonconforming use to a portion of a structure which was arranged or designed for the nonconforming use at the time of passage of this *Ordinance* is not considered an enlargement or expansion of a nonconforming use.

3. Nonconforming structures or uses relating to Signs shall be governed solely by the provisions of Section 26.080 of this *Ordinance*.

### **Section 5. Nehalem Zoning Ordinance (Ordinance 80-2), page 123**

Add a new Article and related provisions relating to Signs, and amend all references to Section 14.130 Signs throughout the Nehalem Zoning Ordinance to reference the new Article and its provisions, as follows:

## Article XXVI. Signs

### Section 26.010 Purpose

1. The purpose of this Article is to:
  - a. Protect the health, safety, property and welfare of the public; Provide a neat, clean, orderly and attractive appearance of the community; Improve the effectiveness of signs generally; Provide for the safe construction, location, erection and maintenance of signs; Prevent proliferation of signs and sign clutter, minimize adverse visual safety factors to travelers on public rights-of-way and on private areas open to public travel; and Achieve these purposes consistent with state and federal constitutional limits on the regulation of speech.

### Section 26.020 Definitions

1. The following definitions shall apply throughout this Article:
  - a. **Grade.** The curb line or in the absence of a curb line, the edges of the street pavement of the primary access street frontage for all freestanding signs. For signs mounted on a building, grade shall be the sidewalk, street or ground directly below said sign.
  - b. **Height of Sign.** The vertical distance of a sign, including any supporting structure, measured from grade to the highest point of the sign or sign structure.
  - c. **Off-Premise Sign.** A sign which advertises a business or activity other than that which is conducted or takes place on the premises or property upon which the sign is located.
  - d. **Sign.** Any object, structure, symbol, display, banner, streamer or other like thing, with or without lettering, which is intended to or does identify or attract attention to any privately owned property or premises, is intended to or does inform the public of sales, retails, leases or other activities or facts or is intended to or does express a belief or opinion.
  - e. **Sign, A-Frame.** A sign not supported by a structure in the ground nor attached to or erected against a structure; capable of being moved.
  - f. **Sign, Incidental.** Signs displayed strictly for the direction and safety of the public, such as to identify restrooms, public telephones, parking areas, entrances or exits.
  - g. **Sign, Informational.** Signs whose purpose is to give pertinent information concerning services afforded by the business, such as menus, business hours, sales, OLCC regulations, credit cards accepted, etc.
  - h. **Sign, Principal.** A sign identifying the principal name or use of a business or property.

### Section 26.030 General Provisions

1. It shall be unlawful for any person to place, erect or maintain any sign within the Nehalem Urban Growth Boundary, except as specifically provided for within this Article.
  - a. If any aspect of the sign is not clearly provided for within this Ordinance, application must be made to the City Manager (or Tillamook County for properties outside the City) in order for any person to obtain authorization of that aspect.
2. All signs on any single parcel of land must directly pertain to a permitted use on that property, excepting for Open House signs and signs for temporary purposes as contained within Section 26.050, or Off-Premise Signs contained within Section 26.060.
3. No sign shall be placed, installed or otherwise located in such a manner that could pose a threat to the public's health, safety or welfare; or be materially injurious to properties, facilities, utilities or persons in the area.
4. No sign or supporting structure shall be placed, installed or maintained within any public or private right-of-way, alley or driveway, City-owned or leased property, public or private sidewalks or walkways open to

public use. This subsection doesn't apply to signs owned, installed and/or maintained by the City, County, State or federal government.

5. The maximum aggregate area of all signs shall not exceed thirty-two (32) square feet per side for exterior signs and sixteen (16) square feet for interior signs visible from the exterior, except where a lesser amount is the maximum permitted by some other provision of this *Ordinance*, in which case that lesser amount shall prevail.
  - a. In calculating the area of signs, the following shall apply:
    - i. All faces of multi-faced signs shall be included, not to exceed sixty-four (64) square feet in aggregate.
    - ii. For irregular shaped signs, the area shall be that of the smallest rectangle that will wholly contain the sign.
6. Lettering on all signs shall not exceed twelve (12) inches in height.
7. A-Frame signs shall only be allowed within the Commercial (C), Light Manufacturing (LM) and Marine Residential (MR) Zones. Only one A-Frame is allowed per parcel of land.
  - a. The use of an A-Frame must be directly related to the use contained on the property itself and shall only be placed on the same private property. At no time shall A-Frame signs be used as off-premise signs.
    - i. EXCEPTION: Public-service and/or non-profit organizations may utilize A-Frame signs as a Temporary Community Event Sign and place such signs on property other than the event's location as long as placement and removal of said sign is on the same day as the event and placement is not within a right-of-way, sidewalk, driveway or public parking space.
  - b. A-Frame signs shall only be displayed during normal business hours or while the event, if applicable, is open to the public.
  - c. A-Frame signs shall be secured against susceptibility to flooding, wind or other weather events.
  - d. A-Frame signs owned or used by the City to advertise a community event, emergency or traffic information, or such other information that the City determines is in the public interest shall be exempt from this subsection.

#### **Section 26.040 Construction & Maintenance; Enforcement**

1. All signs to be located outside of a building that are 16 sq. ft. or larger that will be mounted to and project out from a building or be self-supported (i.e., mounted on a pole or other self-supportive structure, etc.) shall be subject to a Building Permit prior to its construction and/or installation.
  - a. For signs located outside of the Incorporated City Limits of Nehalem, Tillamook County shall proscribe which signs and/or supporting structures shall be subject to a Building Permit.
2. All signs and supporting structures, as may be applicable, shall be constructed and maintained in compliance with the current Building and/or Electrical Code in effect and used by Tillamook County Community Development, as well as any other applicable rule or regulation including Flood Zone regulations, at the time of sign construction and/or installation regardless of whether a Building Permit is specifically required or not.
  - a. Approval by the City (or Tillamook County as may be applicable) for any sign, whether explicitly approved or implied, shall not constitute a waiver of any other applicable regulation or rule which may exist relating to the construction and/or placement of signs.
3. Every sign and any supporting structure shall be maintained at all times in good structural and physical condition.
4. The City Manager (or Tillamook County for properties outside the City) may inspect and shall have authority to order the repair, alteration or removal of any sign which may constitute a hazard to the public's health, safety or welfare by reason of inadequate maintenance, dilapidations or obsolescence; or was installed or is being maintained in violation of this *Ordinance* or any other applicable regulation or law.

#### **Section 26.050 Signs Allowed; Maximum Size**

1. The signs listed within this Section are conditionally permitted outright, subject to the requirements of *Section 26.060*. Each sign type is restricted to the maximum size listed, in addition to any other applicable provision of this *Ordinance* or other applicable regulation or law.
2. All signs shall be limited to a horizontal and/or vertical maximum length of eight (8) linear feet.

3. The installation, placement or maintenance of any of the following signs shall not constitute a waiver nor imply consent by the City, County, State or federal government to that sign's installation, placement or maintenance:
  - a. **Maximum of thirty-two (32) square feet:**
    - i. One Principal sign per individual property which identifies the business or use contained within or upon that property.
      1. If a single property contains more than one separate identifiable business or use that are not interrelated, each separate business or use may each have one principal sign identifying their business or use.
      2. An A-Frame sign shall not be considered nor used as a principal sign.
      3. If a banner is used, it shall be securely attached at all four corners to the principal business structure.
    - ii. Political signs advertising a candidate or an issue.
    - iii. Construction and/or contractor signs for new construction, while said construction is occurring.
    - iv. Sign containing the name of a subdivision or planned development containing the name of the development.
  - b. **Maximum of sixteen (16) square feet each:**
    - i. Informational Signs.
    - ii. Temporary Community Event signs.
      1. All such signs must be placed on the same premises as the event.
        - a. However, such signs may be placed on other private property as long as they are put up and taken down on the same day as the event and are not placed within a right-of-way, sidewalk, driveway or public parking space.
      2. Signs shall not be placed more than thirty (30) days prior to the event, and must be removed within one day after the event.
      3. This subsection shall not apply to signs owned/used by the City or to other signs mounted on the City's Gateway Signs as approved and installed by the City itself.
    - iii. Bulletin boards or window space allowing free public access to advertise community events and/or the non-commercial sale of items.
    - iv. Real Estate, Open House or off-premise Open House (maximum of 2) signs displayed while the property is for sale.
    - v. Home Occupation sign placed on the premises.
    - vi. Public memorial tablets, cornerstones or plaques.
    - vii. Garage and/or yard sales.
      1. Related off-premise directional signs are limited to two (2) square feet.
      2. All such signs shall not be placed more than one day prior to the sale and must be removed within one day after the sale.
  - c. **Maximum of eight (8) square feet each:**
    - i. Incidental Signs.
    - ii. Nameplate for a single-family residence.
    - iii. Signs identifying individual motel units by name, other than the name of the motel.
  - d. **Other Signs (No Size Limitation).**
    - i. Interior signs not readily visible from the exterior of a building.
    - ii. Flower baskets located on private property.
    - iii. Flags of national, state or local government, POW/MIA and/or Service Branch.
    - iv. Holiday decorations or lighting, whether publicly or privately owned, that is common and appropriate for the time of year in which it occurs, and doesn't threaten the public's health, safety or welfare. Properties, along with the City whether within a right-of-way or on its own property, may maintain a string of lights year-round as long as the lights do not exceed five (5) watts per bulb and do not flash or blink.
    - v. Signs on athletic fields and scoreboards intended for on-premises viewing.
    - vi. All publicly owned and maintained street, traffic, informational, warning, directional, emergency and regulatory signs including electronic message or speed signs owned, installed or maintained by the City, County, State or federal government.

### Section 26.060 Off-Premise (Billboard) Signs

1. The approval of off-premise signs shall be by the City Planning Commission (or Tillamook County if outside of City Limits).
2. In addition to any other applicable provision of this *Ordinance* or other rule or law, off-premise signs will be allowed only by demonstration of all of the following:
  - a. Necessity of the sign to identify the business, use or event; or to provide directions;
  - b. Determination (solely made by the Planning Commission or if the issue is appealed, the City Council) that the sign is aesthetically appropriate to its surroundings and does not constitute a safety hazard or detracts from neighboring properties;
  - c. It is located only within the Commercial (C) Zone and is no closer than fifteen (15) feet to a public or private right-of-way or street;
  - d. That the permitting of the sign will not be detrimental to the public's health, safety or welfare or be materially injurious to properties or facilities in the near vicinity;
  - e. Does not exceed thirty-two (32) square feet in size or contain lettering exceeding twelve (12) inches in size; and
  - f. If the sign is proposed to be located along State Highway 101, evidence of an approved sign permit issued by the Oregon Department of Transportation as required.
    - i. Applications for off-premise signs will not be processed until evidence is provided that ODOT has either approved the applicant's off-premise placement along Highway 101 or that a sign permit isn't required by them. Approval by ODOT for the placement of an off-premise sign shall not be in lieu of nor constitute approval by the City or County for such signs.
3. Applications must be made in writing and in addition to the above, must also include:
  - a. The name, address and telephone number of the owner of the property and the owner of the proposed sign (if different);
  - b. A signed and dated letter of the property owner approving of the proposed placement of the off-premise sign, if the property owner will not be the owner of the proposed sign;
  - c. A non-refundable fee as contained within the City's Schedule of Fees, Charges & Monetary Penalties as contained in Ordinance 2001-06, Attachment A.
    - i. For applications for off-premise signs outside of City Limits, the fee shall be that set by Tillamook County;
  - d. A drawing, to scale, of the proposed sign indicating dimensions, colors, materials, letter size, lighting and proposed location on a property or building as well as the supporting structure;
    - i. A-Frame signs shall not be allowed nor used as off-premise signs.
  - e. The size and dimensions of any other sign located on the subject property and/or building.
4. The application process shall be a Quasi-Judicial Land Use Hearing and follow the procedures established in *Article XIX* of this *Ordinance*, including all notification requirements of the applicant(s) and City. If the proposed location of an off-premise sign is outside of City Limits but within the City's UGB, Tillamook County shall proscribe the application process to be used.

### Section 26.070 Specific Prohibitions

1. No sign shall be permitted that:
  - a. Is larger than the size allowed for that particular sign or use, as listed within this *Article*.
  - b. If attached or unattached to any structure, projects or extends above twenty-four (24) feet from adjacent grade, including the framing or structure used to support or display the sign itself.
  - c. Is placed, installed or maintained within any public or private right-of-way, alley or driveway, City-owned or leased property, public or private sidewalks or walkways open to public use. This subsection shall not apply to signs owned, installed and/or maintained by the City, County, State or federal government.
  - d. Overhangs in any manner public or private right-of-ways or walkways, whether it be a sidewalk, street, alley or other place where the public has access when the same:
    - i. Would project closer than twelve (12) inches to a curb edge; or
    - ii. Would be less than eight (8) feet at its lowest point above a walkway surface; or
    - iii. Would be less than sixteen (16) feet at its lowest point above a public or private street.
  - e. Is located so as to substantially detract from a motorist's view of vehicular or pedestrian traffic, or would otherwise constitute a threat to the public's health, safety or welfare; or imitates or intends to imitate a legal traffic control device or light.
  - f. Directs light towards the ground, adjacent properties or a public or private right-of-way or street.



- g. Uses luminescent, fluorescent or phosphorescent paints or materials.
- h. Is flashing, moving, animated, or reflective; or is used as an electronic message or electronic reader board sign where messages can be modified, scrolled, flashed or otherwise changed electronically; or is a fixed light source like neon or is operated as a spotlight or searchlight.
  - i. EXCEPTION: Interior neon signs which are visible from the outside of a business within the Commercial (C), Light-Manufacturing (LM) or Marine-Residential (MR) Zones and are no greater than sixteen (16) square feet in size are allowed, and may flash or otherwise move as long as same doesn't use strobe lights or other lights or flashing that imitate strobe lights.
  - ii. EXCEPTION: Time, date and/or temperature signs or parts of signs containing the same.
  - iii. EXCEPTION: Those signs contained specifically in Section 26.050 (1)(d)(iv).
- i. Contains obscene, indecent or immoral subject matter.
- j. Is attached to, placed or painted upon any vehicle or trailer placed on or adjacent to any public or private right-of-way, unless the vehicle or trailer is used for transport in the normal day-to-day operation of the business or for other incidental travel.

**Section 26.080 Nonconforming Signs**

1. If the use of a property and/or the nature of a business upon a property substantially changes, the property owner may maintain all existing nonconforming signs for no more than twelve (12) months. Afterwards, all signs shall conform to the requirements of this *Ordinance*.
2. If an existing nonconforming sign is damaged, modified in any way or replaced, the subsequent sign shall conform to the requirements of this *Ordinance*.
  - a. "Modified" as used herein shall not include routine items such as normal maintenance or repair where the dimensions, colors, lettering or other like characteristics of the existing nonconforming sign is not changed in any way.

**Section 26.090 Appeals**

1. An applicant may appeal a decision of the City Manager to the Nehalem Planning Commission at a Regular Meeting, or if the decision is rendered by the Planning Commission, to the City Council.
  - a. For signs outside City Limits, Tillamook County shall proscribe the manner and method of appeals, including any applicable fees.

**Section 6. Ordinance 2001-06, Attachment A:**

**Amend Ordinance 2001-06, Attachment A, under *Planning Fees* to delete "Sign Permits – Current County Building Code Schedule of Fees" from Attachment A and add a new provision and fee as follows:**

Off-Premise Sign Application	\$450.00	Plus any additional costs.
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PASSED AND ADOPTED by the City Council on this 14<sup>th</sup> day of June, 2010; and

APPROVED by the Mayor this 14<sup>th</sup> day of June, 2010.

  
Shirley Kalkhoven, Mayor

ATTEST:   
Michael A. Nitzsche, City Manager

First Reading: May 10, \_\_\_\_\_, 2010

Ayes: 4  
Nays: 0  
Abstentions: 0  
Absent: 0

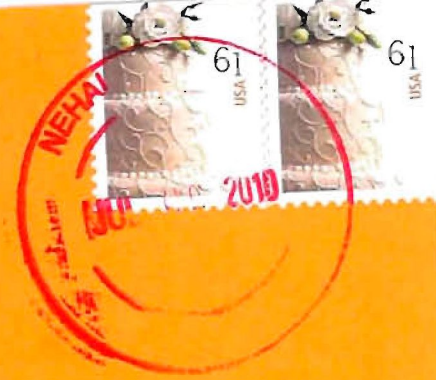
Second Reading: June 14, \_\_\_\_\_, 2010

Ayes: 3  
Nays: 0  
Abstentions: 0  
Absent: 0

Adopted: June 14, \_\_\_\_\_, 2010

Ayes: 3  
Nays: 0  
Abstentions: 0  
Absent: 0

City of Nehalem  
PO Box 143  
Nehalem, OR 97131



Attn: Plan Amendment Specialist  
Dept. of Land Conservation & Dev.  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540