



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

02/06/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Halfway Plan Amendment  
DLCD File Number 002-11

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: Tuesday, February 21, 2012

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: Page Frederickson, City of Halfway  
Angela Lazarean, DLCD Urban Planner  
Grant Young, DLCD Regional Representative

<paa> YA



PROF 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

In person  electronic  mailed

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**DEPT OF**

**FEB 01 2012**

**LAND CONSERVATION  
AND DEVELOPMENT**

Jurisdiction: City of Halfway  
Date of Adoption: Jan, 26, 2012

Local file number:  
Date Mailed: JAN. 30, 2012

- Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date:
- 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".  
Rezone entire Lot #2800 from Residential to Commercial/Residential  
Amend zoning map to reflect the change in zone "CR"  
for Lot #2800 (125 E. Dawson St.)  
Lot and existing building to be used to provide additional spaces for business opportunity - new business

Does the Adoption differ from proposal? Please select one  
Same

Plan Map Changed from: "R" Residential to: "CR" Commercial/Residential  
 Zone Map Changed from: "R" Residential to: "CR" Commercial/Residential  
 Location: Tax Lot 2800  
125 E. Dawson St., Halfway, OR. Acres Involved: 0.23  
 Specify Density: Previous: — New: —

- 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. 002-11 (19086) [16920]



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

Baker County Planning Dept.  
Oregon Dept. of Transportation

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Local Contact: Page Frederickson Phone: (541) 742 4741 Extension:  
Address: City of Halfway Fax Number: 541 -742-4742  
P.O. Box 738  
City: Halfway, OR Zip: 97834 E-mail Address:  
thecitybypage@hotmail.com

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### 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](mailto:plan.amendments@state.or.us).

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

Updated April 22, 2011

CC Y

ORDINANCE NO. 1-26-12

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF HALFWAY;  
REZONING LOT 2800 FROM RESIDENTIAL ZONE TO  
COMMERCIAL/RESIDENTIAL

THE CITY OF HALFWAY ORDAINS AS FOLLOWS:

SECTION 1: THE ZONING MAP WILL BE AMENDED BY REZONING THE ENTIRE LOT #2800  
LOCATED AT 125 E. DAWSON ST., HALFWAY, OREGON, ON ASSESSOR'S MAP O8S-46E-  
17AA, FROM RESIDENTIAL ZONE TO COMMERCIAL/RESIDENTIAL ZONE.

EXHIBIT A. TAX ASSESSORS MAP SHOWING LOCATION OF LOT.

EXHIBIT B. THE ZONING MAP. REZONED PORTION IS OUTLINES IN RED.

EXHIBIT C. LEGAL DESCRIPTION AND TAX ACCOUNT NUMBER.

-READ FIRST IN FULL, AND THEN BY TITLE, THIS 26<sup>TH</sup> DAY OF JANUARY, 2012

THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT IMMEDIATELY UPON SIGNING, AS  
DECLARED AN EMERGENCY BY THE CITY COUNCIL OF THE CITY OF HALFWAY.

-PASSED BY THE CITY COUNCIL OF THE CITY OF HALFWAY,  
THIS 26<sup>TH</sup> DAY OF JANUARY, 2012

-APPROVED BY THE MAYOR OF THE CITY OF HALFWAY,  
THIS 26<sup>TH</sup> DAY OF JANUARY, 2012

APPROVED: Sheila Farwell  
SHEILA FARWELL, MAYOR

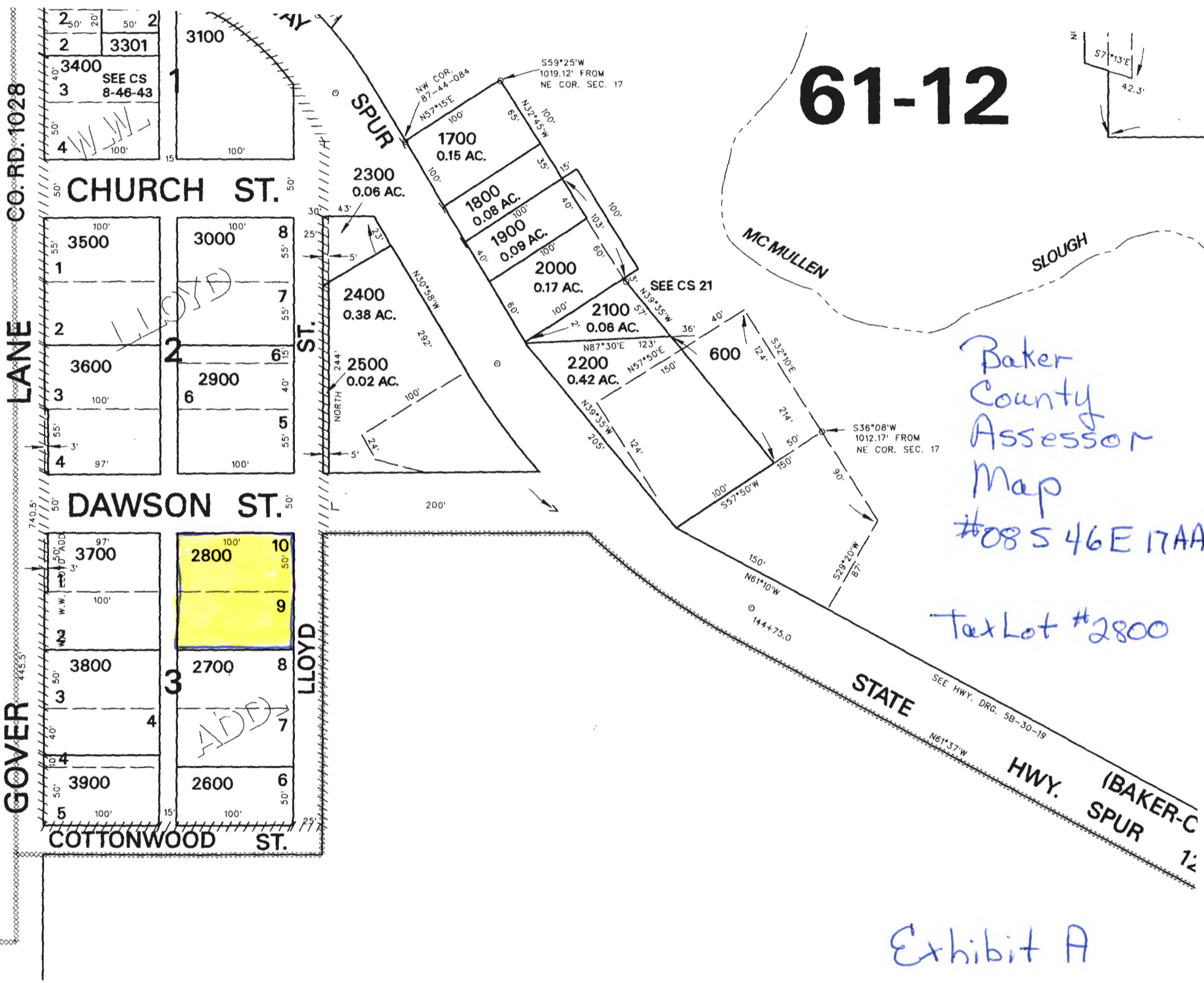
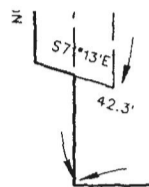
ATTEST: Heather Farley  
HEATHER FARLEY  
CITY RECORDER/TREASURER

DATE: 1-26-12

CC



# 61-12



Baker County Assessor Map #08 S 46 E 17AA

Tax Lot #2800

Exhibit A

# CITY OF HALFWAY

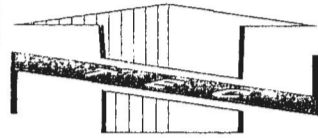
IN SECTIONS 8 AND 17, TWP. 8 SOUTH, RANGE 46 EAST, W.M.  
BAKER COUNTY, OREGON

MAY, 2005

0' 200' 400' 600' 1200'

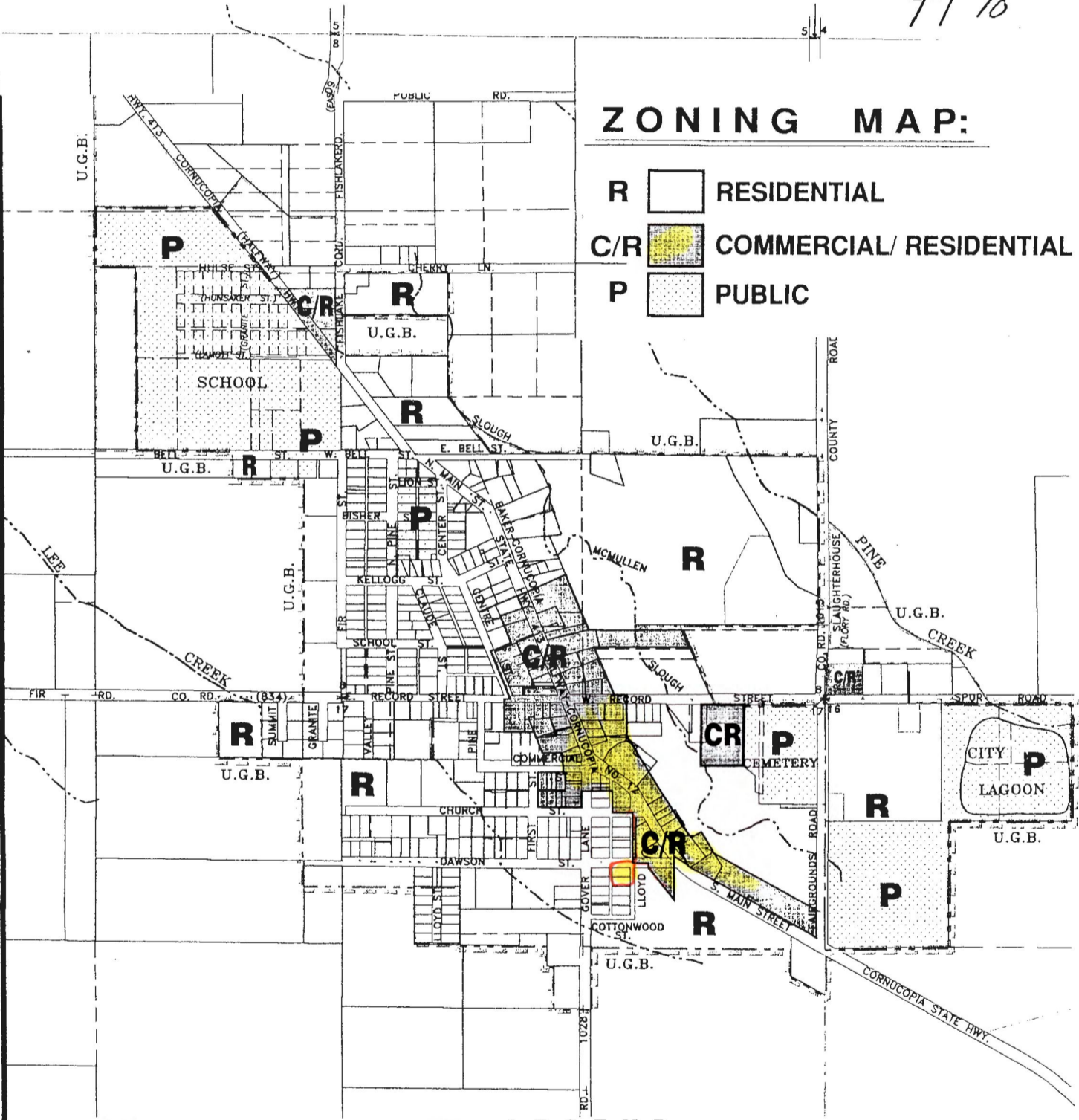
SCALE IN FEET

77%



## ZONING MAP:

- R RESIDENTIAL
- C/R COMMERCIAL/ RESIDENTIAL
- P PUBLIC



### LEGEND:

- CITY LIMITS LINE
- URBAN GROWTH BOUNDARY

## ATTACHMENT "B"



**TENNESON ENGINEERING CORP.**

CONSULTING ENGINEERS

409 LINCOLN STREET  
THE DALLES, OREGON 97058

PH. 541-296-9177 FAX 541-296-6657

K:\ACAD\CITY\HALFWAY.DWG



12/06/11  
1:57

TAX LOT/JOURNAL VOUCHERS

UPDATE

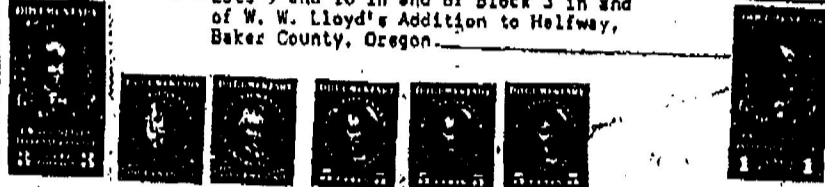
Y2  
A101V7

REF # 11625 08S4617AA 2800 MCKIMMY, ALBERT & NORMA LE ETL PG 1  
CODE AREA: 6112

	DATE	AMOUNT	DEED #	JV#	TYPE	
	000000		1721061			---
	120497				ADDRESS CHANGE	---
	123103		03520259		B/S (ERROR IN LEGAL)	---
MCKIMMY, ALBERT E	010804		04020009	74683	B/S (RE-RECORD)	---
NORMA E 1/2						---
MCKIMMY, MICHAEL E						---
SCOTT E 1/2						---
*						---
MCKIMMY, ALBERT E (LE)	011604		04030057	74760	B/S	---
NORMA E (LE)						---
MCKIMMY, MICHAEL E						---
SCOTT E						---
*						---
	102307				ADDRESS CHANGE PER REQUEST	---
04030057 B =	ENTER TO ATTACH NEW DOC			AUTH# =	UCJV =	---
2-PRINT	5-DEED	7-EOJ	8-CLEAR	13-(LAST LINE + 1)	20-DOCUMENT	

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH SAMPLE, a widower, in consideration of TEN AND NO/100THS Dollars and other good and valuable consideration to him paid by ALBERT E. MCKIMMY and NORMA E. MCKIMMY, do hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Baker and State of Oregon, bounded and described as follows, to-wit:

Lots 9 and 10 in and of Block 3 in and of W. W. Lloyd's Addition to Halfway, Baker County, Oregon.



To Have and to Hold the above described and granted premises unto the said grantees as tenants by the entirety, their heirs and assigns forever. And do, the grantor, covenant that he is lawfully seized in fee simple of the above granted premises free from all incumbrances.

and that he, his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness his hand and seal this 19th day of March 1950 Joseph Sample (Seal)

STATE OF OREGON, County of Baker, On this 19 day of March 1950 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOSEPH SAMPLE, a widower, who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. Notary Public for Oregon. My Commission expires August 31, 1954

WARRANTY DEED JOSEPH SAMPLE

TO ALBERT E. MCKIMMY et ux

Docket No.

U. S. Trust Company of Oregon, Baker Branch, Baker, Oregon

STATE OF OREGON, County of Baker, I certify that the within instrument was received for record on the 2 day of June 1950 at 1:15 o'clock P.M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County aforesaid. James C. Butler, County Clerk - Recorder, Baker, Oregon



Dear Editor:

More information regarding the picture of Main Street on p. 4 of the December 28th Hells Canyon Journal would be welcome. Is there no date on the postcard nor any other information that came with it?

There must be many people living in Halfway now who lived there in 1960 or 1970. I would be VERY interested to know what they think.

The reason I am so interested is because I think the

much, so I can't identify the date from them. I can only compare to my mother's 1943 car which is still being used in Baker City.

I am happy to see a picture of Webb's Super Service Station (identified under the picture as "a small two-story house" —which it was). I do not know when it was torn down. I wish I did. I think it was torn down to make room for the Three Color Building. In this picture I see the service station and the gas pumps.

Color Building appears to stand on the former properties of both our home and our service station.

Also, I am unaware that the furniture store was ever in the Wild Bill's place. Billee Howard would be the authority on that since she ran the restaurant and bar there for many years. The furniture store was in the theater building when I bought the last foam rubber mattress to put on my bed.

Glenna Smith should be a good authority on Main Street and its many changes, since she and her husband ran the now empty garage just south of the Old Pine Market.

In the picture, just left of the theater was a dress and fabric shop. Then the first building on the left of that was Doc Williams' dental office. South of that was the beautiful yard of Doc Williams and his wife, Eunice. The theater, dress and fabric shop, Doc Williams, and Coffinberry properties are all now Terry Vaughan's Halfway Mercantile and gas station.

Mardelle Ebell  
Baker City, Oregon

### Copper Lines Corrode

To the Editor:

Here's a heads up for those of you with a propane system involving a buried copper supply line. I just learned the hard way that copper can corrode rapidly in our soil types.

Beginning several years ago, our propane consumption started to creep upward. I just wrote it off as using the range oven or the back-up furnace more often. Each time we refilled I carefully checked every fitting from the tank to the appliances with soapy water. Each time the line was leak free. Finally after burning up the last fill faster than ever I was left with only the 17-year old copper tubing as the probable culprit. Sure enough, testing the line proved it leaked badly underground. In the month and a half since installing a new line things are back to normal with mini-

schools in Hawaii has found that a focused program build social, emotional character skills results significantly improved all quality of education evaluated by teachers, parents and students.

The concept included organized activities to build character that go beyond more traditional rules and policies to control or punish problem behaviors. But still takes only about an hour a week away from traditional education, and previous research has documented much lower numbers of suspensions, absenteeism and lower reading and math scores on standardized tests.

The latest study, published by researchers from Oregon State University in the *Journal of Health, Behavior and Society*, found for the first time that teachers believe this approach improved overall school quality by 21 percent, with parents and students agreeing in smaller numbers. It was based on findings from 100 schools, half using the program and half that did not.

Improved social and character skills leave more time for teachers to teach, and students to learn and be motivated," said Brian

## Sign-Up Stewards

USDA's Natural Resources Conservation Service (NRCS) has announced a new cut-off date for its Conservation Stewardship Program (CSP) ranking period. The deadline is January 13, 2012. Producers interested in CSP should submit applications to their local NRCS office by that date so their applications can be considered during the ranking period of 2012. CSP in Oregon continues to be a very effective program for private landowners to achieve their conservation and management goals.

### PUBLIC NOTICE

Thursday, January 26, 2012

### REQUEST FOR AMENDMENT TO ZONING MAP-ZONE REVISION

Notice of request for a Zone Change. A property owner's agent has made an application to the City for a request for a zone change for Tax Lot #2800 from Residential to Commercial/Residential. Lot #2800 is within the limits of the City of Halfway and currently abuts Residential Zone on 4 sides of the property with commercial/residential zone diagonal approximately 50 feet from the northeast corner of the subject property. A zone revision may be initiated by a property owner or owner's agent, as indicated under SECTION 8.3(2) of the Halfway Land Use and Development Ordinance. The property owner is Scott and Michael McKimmy and the owner's representative/Agent is Sandy Brummett. The property owner agent intends to use this property for commercial business of retail sales. The property is identified as Tax Lot #2800, Tsp. BS, Range 46E W.M., Section 17, Lots 9 & 10 of the W.W. Lloyd Addition, located at 125 E. Dawson Street in Halfway, OR.

A notice, a map of the request area, and applicable review criteria are being mailed to the applicants, and owners of property within 100 feet of the exterior property boundaries for which the application has been made at least 20 days prior to the public hearing. The public hearing for review of the application is scheduled for January 26, 2012, 5:00 p.m. at City Hall.

Written testimony may be submitted to: City of Halfway, attn: City Council, PO Box 738, Halfway, OR 97834, prior to 4 p.m. on the date of the public hearing. Written or verbal testimony may be given at the public hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the City Council opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

A copy of the application and all documents and evidence submitted by or on behalf of the applicant are available at City Hall for inspection at no cost. Copies will be provided at reasonable cost. Copies of City Ordinances are available for review and copies will be provided at a reasonable cost.

Halfway City Hall is handicapped accessible. If special accommodations or materials are needed for persons wishing to participate in the hearing, please contact City Hall Office at (541) 742-4741 at least 24 hours prior to the hearing.

NOTICE TO MORTGAGEE LIENHOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

If you have any questions about this application, please call City of Halfway at (541) 742-4741.

### AGENDA

PINE EAGLE SCHOOL DISTRICT #61  
SCHOOL BOARD MEETING



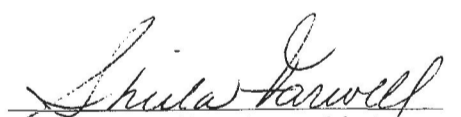
**CITY OF HALFWAY**  
**155B E. Record Street, PO Box 738**  
**Halfway, OR 97834**  
**Phone: (541)742-4741 Fax: (541)742-4742**  
**TTY/Voice: 1-800-735-2900**

**NOTICE OF DECISION**  
**ORDER AND FINAL APPROVAL**

On Thursday, January 26, 2012, the City of Halfway City Council and Planning Commission held a public hearing and meeting to review the application for a zone change from Residential to Commercial/Residential for tax lot #2800, owned by Scott and Michael McKimmy. The City of Halfway, City Council voted 5 to 1 to approve the zone change and voted 6 to 1 to enact Ordinance #1-26-12 amending the zoning map for lot #2800 from Residential to Commercial/Residential. Copies of this Order and Final approval along with additional information are available at the City of Halfway City Hall for Public review.

According to Oregon State law, any party of record may appeal this decision within 21 days of this Final Order approval date. This decision by the Halfway City Council may be appealed to the Land Use Board of Appeals (LUBA) in accordance with the Boards rules and procedures. The appeal period for this decision ends February 16, 2012. If no appeals have been filed by February 16, 2012 then the decision is final.

Copies of the approved Council minutes for the public hearing held on January 26, 2012 will be available after February 9, 2012.

  
Sheila Farwell – Honorable Mayor

1-27-12  
Date

This notice was posted on the door of City Hall, IS Bank Entrance, USPO inside bulletin board and the Public Sidewalk bulletin board at the Halfway Market on Friday January 27, 2012.



January 2012

Staff Report on a request to amend the zoning map/ zone change from Residential to Commercial/Residential.

An application was submitted to the City of Halfway on November 8, 2011 by the owner's agent, Sandy Brumnett. The owner is Scott McKimmy and a letter stating that Sandy Brumnett was to be the agent/ representative in this matter. (A copy is in the packets.) The City's Land Use Ordinances allows for an authorized agent to submit application on behalf of the owner. (See Section 8.3(2), Article 8(A).) A presentation of fact and reasons were also submitted with the application. A copy is in the packets.

Mailing Address of the Applicant/ Agent: Sandy Brumnett, P.O. Box 913, Halfway, Oregon 97834

Owners Address: Scott and Michael McKimmy, 102 SW Olive Court, Boardman, Or. 97818

Proposal: The property owner's Agent has requested to have the subject property rezoned from Residential (R), to Commercial/Residential (CR). The agent, Sandy Brumnett, intends to use the subject property as a retail store for local crafts. In the City's of Halfway Land Use Ordinances a retail trade and service establishments within an enclosed building is an outright permitted use in a Commercial/Residential zone.

Land Involved: 10,000 sq. ft. (100 ft. X 100 ft. lot) located at 125 E. Dawson St. in Halfway, Or. This property is shown on Baker County Assessor map #08,46E,17AA, in Section 8, Township 8S, Range 46E, WM.

The subject property is tax Lot #2800, and is in the city limits of Halfway, Or. also listed as located in the WW Lloyd Addition on the Baker County Assessor map..

See Attached copy of the legal description. (On record w/ Baker County.)

The subject property abuts Residential properties on all four sides of the property with Commercial/Residential Zoned property approximately 50 feet diagonally from the Northeast corner of the subject property. (Please review copy of the map enclosed in the packet.)

The subject property meets the minimum lot size for "CR" zone which is 5,000 sq. ft. The subject property is approximately 10,000 sq. ft. The intended use for the subject property is an outright use in a Commercial/Residential "CR" zone under Article 3, Section 3.2 (1), but is not an outright use in a Residential "R" zone. The subject property has an existing residential dwelling located on the lot, with additional garage and carport buildings located on the lot as well. The applicant submitted with the application a parking plan that meets the additional off street parking requirements for a retail establishment which states one parking space for every 300 sq. ft. of floor area. (See enclosed copy of Land Use Ordinance, Article 4, Section 4.6, (6) commercial.) This property already has sufficient off street parking for a residential use.

The subject property can also meet the sanitation requirements in Section 3.1(5) (A) and (6) of the City of Halfway Land Use Ordinance as the existing residence has existing water and sewer connections which are still connected to the City's water and sewer systems.

Notice of the proposed Zone Change was published in the Hells Canyon Journal on 1/4/12 and again on 1/12/12 this is at least 20 days prior to the hearing and this is in compliance with Section 8.5(2) of the City of Halfway Land Use Ordinance.

Notice of the proposed zone change with additional information regarding this matter were sent to property owners within 100 feet of the subject property on 12/20/11, which was at least 20 days prior to the hearing and this is in compliance with Section 8.5(4) of the City of Halfway Land Use Ordinance. A list of the property owners is in the packet of information.

The notice of proposed zone change with appropriate documentation and state forms, were mailed to LDCD on 12/6/11 which was at least 45 days prior to the public hearing. This is a required notice for a zone change under Article 8, Amendments, Section 8.5, Notices, (1).

Notice of the proposed zone change with additional information was also sent to the Baker County Planning Department and ODOT on 12/20/11.



- (6) SANITATION REGULATIONS. Before any dwelling is occupied, it must be connected to an approved subsurface disposal system and, ultimately, to the city sewer system at such time as the city sewer system becomes available to the property on which the dwelling is located.

SECTION 3.2 – COMMERCIAL-RESIDENTIAL ZONE "CR".

USES. Buildings and structures hereafter erected, structurally altered, enlarged, or moved or land hereafter used in the "CR" Commercial-Residential Zone shall comply with the following regulations.

- (1) PERMITTED USES.
- (A) Residential uses listed in Section 3.1 (1).
  - (B) Retail trade and service establishments in which the operation takes place solely within an enclosed building.
  - (C) Public buildings, structures, and services.
  - (D) Retail trade establishments, personal, and business services in which the operation takes place solely within an enclosed building and the owner, operator or lessee of the business lives in an apartment on the premises.
  - (E) Existing residential uses at the time of adoption of this Ordinance.
  - (F) Utilities facilities necessary for public service.
  - (G) Any commercial use according to this section shall be reasonably free of objectionable odor, noise, glare, heat, vibration or other adverse effect on neighboring property.
- (2) CONDITIONAL USES. Permitted with approval of the City Council in accordance with Article 5 of this ordinance.
- (A) Churches.

- |  |  |
|--|--|
| meeting room   | bench length, or one space for each 75 sq. ft. of floor area for assembly room not containing fixed seats. |
| <br>   |  |
| (5) <u>Commercial Amusement</u>  |  |
| (A) Stadium, arena, theater  | One space per four seats or eight feet of bench length   |
| (B) Bowling alley  | Five spaces per alley plus one space for two employees.  |
| (C) Dance hall, skating rink   | One space per 100 sq. ft. of floor area plus one space per two employees.                                  |
| <br>   |  |
| (6) <u>Commercial</u>  |  |
| (A) Retail store except as provided in subsection (6)(B) of this section   | One space per 300 sq. ft. of floor area designated for retail sales.                                       |
| (B) Service or repair shop, retail store handling, exclusively bulky merchandise such as automobiles and furniture | One space per 600 sq. ft. of floor area.   |
| (C) Bank, office (except medical and dental)   | One space per 600 sq. ft. of floor area plus one space per two employees.                                  |
| (D) Medical and dental clinic  | One space per 300 sq. ft. of floor area plus one space per two employees.                                  |
| (E) Eating or drinking establishment   | One space per 250 sq. ft. of floor area.   |
| (F) Mortuaries   | One space per six seats or eight ft. of bench length in chapels.   |
| <br>   |  |
| (7) <u>Industrial</u>  |  |
| (A) Storage warehouse,   | One space per employee.  |



Salem, OR 97301-2540  
635 Capitol St, N.E.  
Suite 150

Dept. of Land Conservation  
And Development.  
ATTN: Plan Amendment  
Specialist

DEPT OF  
LAND CONSERVATION  
AND DEVELOPMENT  
FEB 01 2012

