

RECEIVED

NOV 06 2019

UMATILLA COUNTY RECORDS

THE BOARD OF COMMISSIONERS OF UMATILLA COUNTY

STATE OF OREGON

In the Matter of Amending )  
 Umatilla County Development ) ORDINANCE NO. 2019-09  
 Code for US Highway 395 North )  
 Sections )

WHEREAS the Board of Commissioners has ordained Ordinance No. 83-04, adopting the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances;

WHEREAS the Planning Department staff drafted a number of updates to the code to improve the aesthetic character and economic vitality of the Highway 395 North corridor;

WHEREAS the Umatilla County Planning Commission held a public hearing regarding the proposed amendments on October 24, 2019, and forwarded the proposed amendments to the Board of Commissioners with a recommendation for adoption;

WHEREAS the Board of Commissions held a public hearing on November 6, 2019, to consider the proposed amendments, and voted to approve the amendments to the Land Development Ordinance.

NOW, THEREFORE the Board of Commissioners of Umatilla County ordains the adoption of the following amendments to the County Land Development Ordinance, codified in Chapter 152 of the Umatilla County Code of Ordinances, to amend as follows (Strikethrough text is deleted; Underlined/Italicized text is added):

§ 152.003 DEFINITIONS.

(except for plant nurseries), including sod, wood chips, sand, gravel, mulch, and topsoil.

**BULK GOODS AND MATERIALS.** Goods and materials that generally have little or no differentiation by type or model. The goods may be for sale or lease, but if so, they are the type that customers generally do not inspect and compare. Includes the storage of raw or finished goods (packaged or bulk), including gases, oil, chemicals, gravel; building materials, packing materials; salvage goods; and landscaping materials

**A-FRAME SIGN.** A double-faced temporary sign composed of two sign boards attached at the top and separate at the bottom, not permanently attached to the ground.

**BALLOON SIGN.** A sign consisting of a membrane that relies on internal gaseous pressure or a semi-rigid framework for maintaining its form.

**BANNER SIGN.** A sign made of fabric or other nonrigid material with no enclosing framework.

<sup>022</sup>  
**§ 152.021 RULES FOR ROUNDING OF NUMBERS.**

*A) Whenever these regulations require consideration of aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction, the results will be rounded as prescribed below:*

*(1) Rounding to Whole Numbers. When quantities in these regulations are expressed as whole numbers, fractions of one-half (1/2) or greater shall be rounded up to the nearest whole number and fractions of less than one-half (1/2) shall be rounded down to the nearest whole number.*

*(2) Linear Dimensions. Linear dimensions that do not require computation, such as heights, setbacks, and parking space dimensions, shall not be rounded.*

**§ 152.245 PURPOSE.**

The RSC, Retail/Service Commercial, Zone is designed to provide areas outside of urban growth boundaries where specific commercial activities require larger sites than are available inside an urban growth boundary and provide for retail and service-oriented commercial activities to accommodate rural residences. The RSC zone is intended to create and maintain a built environment that is conducive to pedestrian and bicycle accessibility, reducing dependency on the automobile for short trips. The zone is also intended to promote economic development by creating an attractive and safe commercial corridor through the application of design standards that require sufficient lighting, appropriate

screening and landscaping, and high-quality building design.

**§ 152.248 LIMITATIONS ON USES.**

In the RSC Zone, the following limitations and conditions shall apply:

(A) Outdoor storage. Outside storage areas shall be screened with a site-obscuring fence so that the area shall not be exposed to view from without the property, except the outdoor display of merchandise is allowed as provided in subsection (B).

(B) Outdoor merchandise display. Outdoor display of merchandise is permitted, except the ~~Outside display or storage~~ of any scrap or salvage material, damaged or inoperable vehicles, vehicles or equipment being serviced, bulk goods and materials, and other similar products shall be ~~shall not be exposed to view from outside the property.~~

(C) The growing, harvesting or processing of marijuana is prohibited in this zone.

**§ 152.249 DESIGN REVIEW.**

(A) An application for a zoning permit for a use permitted in § 152.246 of this chapter shall be accompanied by a site plan and, if applicable, a design review application.

(B) Applicability of Design Review Application. A Design Review application ~~may is not be~~ required if the proposal includes one or more of the following circumstances exist:

~~(1) The existing structure and business previously received a design~~

~~review approval from the County Planning Department; and,~~

~~(2) No new construction is being requested on the subject property; and,;~~

~~(3) A similar business will be operated on the subject property.~~

(1) New construction of building or structure.

(2) A building addition or expansion of more than 500 square feet, or 10 percent of the existing floor area on the site, whichever is greater.

(3) A change of the exterior façade of a building, including any new or change to existing doors or windows, excluding changes in color, that exceeds 15 percent of the area of the existing façade.

(4) A change in on-site landscaping, either additional or replacement, that exceeds 15 percent of the existing landscaped area.

(5) An addition to existing on-site vehicular parking or circulation area that adds paving or parking spaces that exceeds 15 percent of the existing parking area.

(C) Applicability of Design Standards - General.

(1) New developments are subject to all applicable design standards in §152.250.

(2) Proposals that meet one or more of the thresholds for Design Review in §152.249 (B)(2)-(5) are subject to all

applicable standards, as specified in the Applicability provisions in §152.250(D)-(H).

(3) The following is exempt from design standards in §152.250:

(a) Maintenance of a building, structure, or site in a manner that is consistent with previous approvals.

(b) Regular maintenance, repair, and replacement of materials (e.g., exterior painting, roof, siding, awnings, etc.), parking restriping, repaving (limited to an area that does not exceed 15 percent of the existing parking area pursuant to 152.249.B(5)), and similar maintenance or repair of existing structure(s) and site improvements.

(4) A project that increases building floor area, as described in §152.249(B)(2), within an existing development is subject to all applicable design standards of §152.250. The standards only apply to the building addition or expansion. Expansions or additions must not increase the length of an existing street-facing facade that does not conform to the maximum setback standard of § 152.250(B)(1), as illustrated in Figure 152.250-1.

(D) Procedure.

(1) Pre-application.

(a) The purpose of the pre-application conference is to acquaint County staff and outside agencies and service providers with a potential application, and to acquaint the applicant with the requirements of this Code, the Comprehensive Plan, and other relevant criteria and procedures. Any comments or commitments made by any member of County staff during this pre-application conference are only preliminary in nature. It is not intended to be an exhaustive review of all potential issues, and the conference does not bind or preclude the County from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated in the pre-application conference.

(b) Prior to submission of a Design Review application, the applicant shall request the Planning Director or authorized agent to arrange a pre-application conference. The request shall include three copies of a preliminary sketch of the proposal and other general information needed to explain the development. The conference shall provide for an exchange of information regarding procedures, applicable elements of the Comprehensive Plan,

zoning, development, and design review requirements.

~~(E)~~ Submittal Requirements. The Planning Director or an authorized agent shall review the site plan Design Review application to determine if the application includes the following submittal requirements for completeness and compliance with the following requirements:

~~(1) The site plan shall consist of the following:~~

~~(a) An accurate map showing property lines, dimensions and location of buildings on the property both existing and proposed;~~

~~(b) Drawn at a scale no smaller than 1" = 100';~~

~~(c) Access points to county or state roads;~~

~~(d) Names of the owner and developer of the site.~~

~~(2) The Planning Director or an authorized agent may require landscaping around the building(s) or the property lines to insure conformance with county policies;~~

(1) Existing site conditions map. The existing site conditions shall include the following information, applicable to the site:

(a) A location map with the subject property and the surrounding property to a distance sufficient to determine the location of the development in

the County, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;

(b) (e) The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;

(c) (d) Areas subject to overlay zones;

(d) (e) Site features, including existing structures, pavement, large rock outcroppings, wetland, drainage ways, canals, and ditches;

(e) The location, size, and species of trees and other vegetation (outside proposed building envelope) having a caliper (diameter) of 6 inches greater at 4 feet above grade;

(f) North arrow, scale, and the names and addresses of all persons listed as owners of the subject property on the most recently recorded deed and

(g) Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

(2) Proposed site plan. The site plan shall include the following information, as the Planning Director deems applicable:

(a) The proposed development site, including boundaries, dimensions, and gross area;

(b) Features identified on the existing site analysis maps that are proposed to remain on the site;

(c) Features identified on the existing site map, if any, that are proposed to be removed or modified by the development;

(d) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;

(e) The location and dimensions of all existing and proposed structures, utilities, pavement, and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;

(f) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;

(g) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);

(h) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;

(i) Loading and service areas for waste disposal, loading, and delivery;

(j) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements;

(k) Location, type, and height of outdoor lighting;

(l) Location of mail boxes, if known;

(m) Name and address of project designer, if applicable;

(n) Locations of bus stops and other public or private transportation facilities; and

(o) Locations, sizes, and types of signs.

(3) Architectural drawings. Architectural drawings shall include the following information, as the Planning Director deems applicable :

(a) Building elevations with dimensions;

(b) Building materials and type; and

(c) Name and contact information of the architect or designer

(4) Landscape plan. The landscape plan shall include the following information, as the Planning Director deems applicable:

(a) The location and height of existing and proposed fences, buffering, or screening materials;

(b) The location of existing and proposed terraces, retaining walls, decks, patios, and shelters;

(c) The location, size, and species of the existing and proposed plant materials (at time of planting);

(d) Existing and proposed building and pavement outlines;

(e) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method of irrigation), and anticipated planting schedule;

and

(5) Narrative. Letter or narrative report documenting compliance with the applicable requirements contained in §152.249(E).

(6) Deed restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control.

(7) Traffic Impact Analysis, when required by Section §152.019.

(8) Other information determined by the Planning Director. The County may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.

(DF) Design Review Standards Requirements. The Planning Director or an authorized agent shall review the

design review application for completeness and compliance with the following requirements:

- (1) An access permit has been issued by the County Road Department and/or ODOT for the subject property and applicable access, circulation, and street connectivity requirements are met as provided in § 152.018 and § 152.021;
- (2) Parking lots and spaces, off-street parking, and loading requirements are met as provided in § 152.560 through § 152.562;
- (3) ~~Setbacks standards are met as provided in the particular zoning district where the subject property is located~~ Applicable building, site design, and dimensional standards are met as provided in § 152.250;
- (4) Signs are permitted as provided in § 152.545 through § 152.548;

(5) Vision clearance standards are met as provided in § 152.011.

**§ 152.250 DIMENSIONAL AND DESIGN STANDARDS.**

In the RSC Zone, the following dimensional and design standards shall apply:

- (A) *Lot size.* The minimum lot size shall be one acre.
- (B) ~~Minimum lot width.~~ The minimum average lot width shall be 100 feet with a minimum of five feet fronting on a dedicated county or public road or state highway;

~~(C)~~(B) *Setback requirements.* The ~~minimum~~ setback requirements shall be as follows:

(1) Front yard: ~~twenty feet, except if the front yard area is used for off-street parking space, then the front yard shall be a minimum of 40 feet;~~

(a) Minimum Setback: ten feet.

(b) Maximum Setback: thirty feet.

For expansions and additions, see § 152.249(C)(2) and Figure 152.250-1.

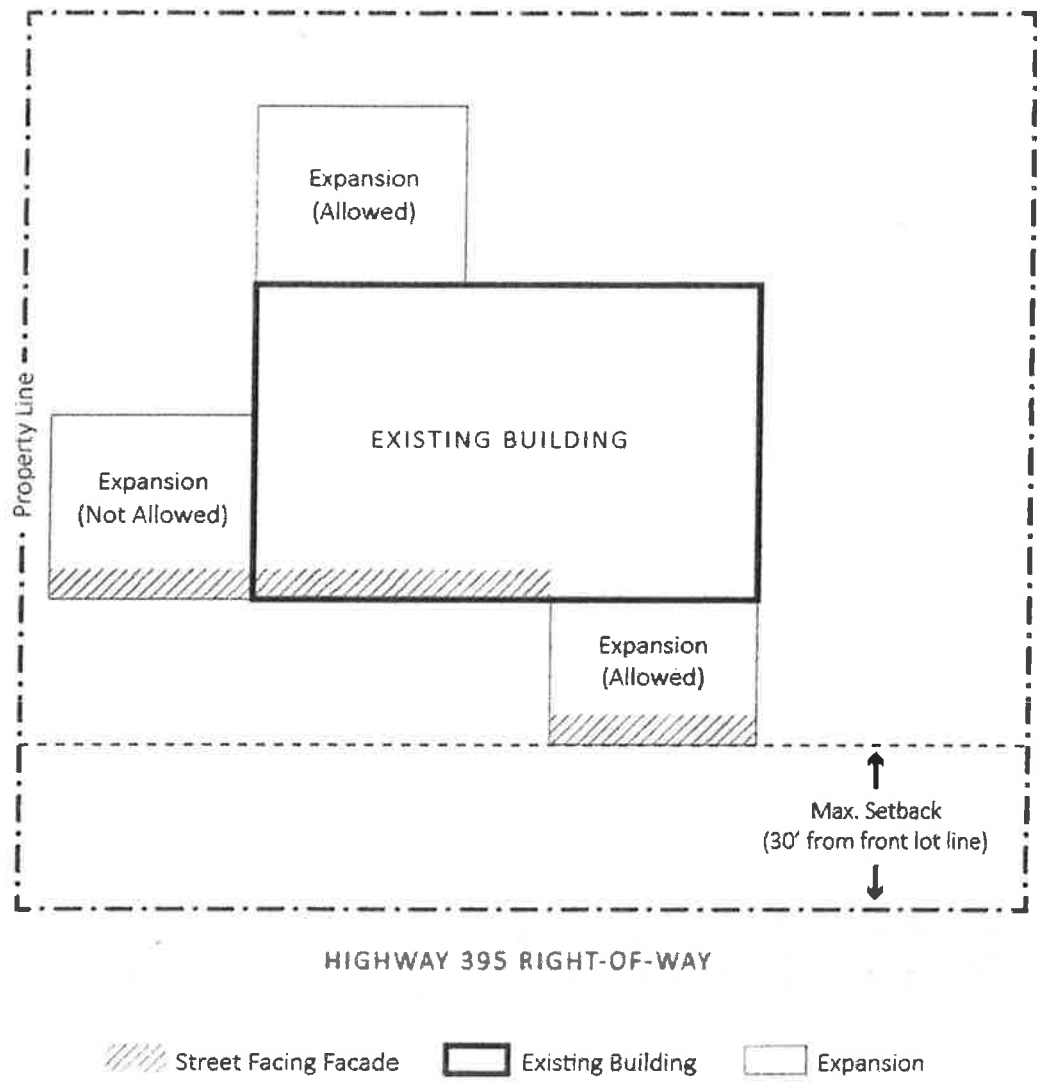
(2) Side yard: minimum of ten feet, except if the lot abuts a property zoned for residential use, then the setback shall be 20 feet;

(3) Rear yard: minimum of twenty feet;

(4) The minimum side and rear yard setbacks may be modified upon the request of a property owner, pursuant to § 152.625 through 152.630. Under no circumstance shall the setback requirements be modified when the reduced setback would adjoin residentially zoned property.

(5) Vision clearance standards, found in § 152.011, may require greater setbacks those in 152.250(C), pursuant to §152.005(B), which determines that the most restrictive provision shall apply.

**Figure 152.250-1. Applicability of Maximum Setback Standard for Expansions or Additions to Existing Buildings**





~~(D)~~(C) Stream setback. To permit better light, air, vision, stream or pollution control, protect fish and wildlife areas, and to preserve the natural scenic amenities and vistas along the streams, lakes and wetlands, the following setbacks shall apply:

(1) All sewage disposal installations, such a septic-tanks and septic drainfields, shall be set back from the mean high-water line or mark along all streams, lakes or wetlands a minimum of 100 feet, at right angles to the high water line or mark. In those cases where practical difficulties preclude the location of the facilities at a distance of 100 feet and the Department of Environmental Quality finds that a closer location will not endanger health, the Planning Director may permit the location of these facilities closer to the streams, lakes or wetland, but in no case closer than 50 feet;

(2) All structures, buildings or similar permanent fixtures shall be set back from the high-water line or mark along all streams, lakes or wetlands a minimum of 100 feet measured at right angles to the high-water line or mark.

(D) Window area. Windows are required to make up a minimum area of any building façade that faces a public street.

(1) Applicability. Proposals that include one or more of the following are subject to the standards of this section, § 152.250(D):

(a) New construction of a building or structure.

(b) A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater. The standards of §152.250(D) only apply to the area of building expansion or addition.

(c) Change to exterior of building (e.g., new or replacement of windows, doors, siding), excluding changes in color, that exceeds 15% of the area of the existing façade. The standards of § 152.250(D) only apply to the area of change in the building exterior.

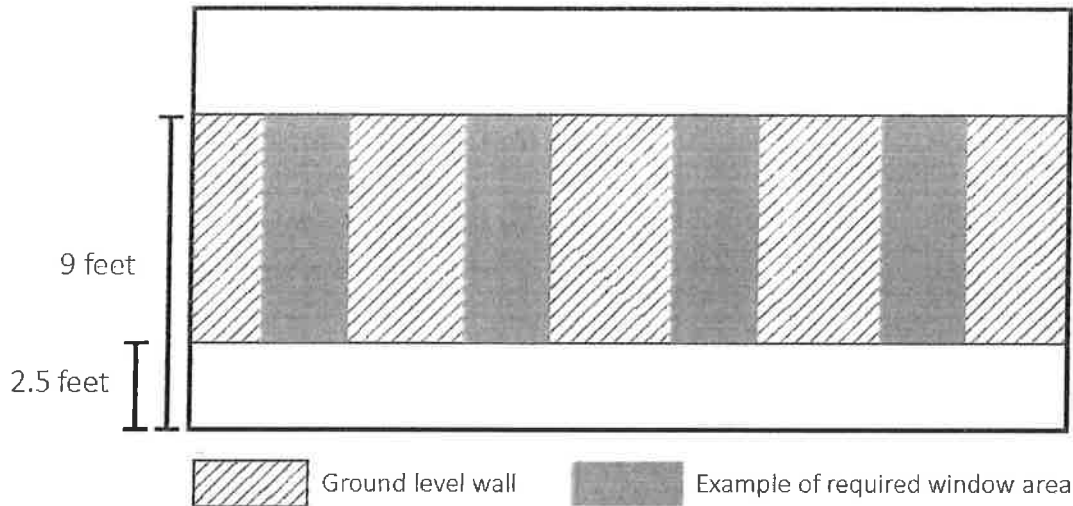
(2) Minimum Area. Building facades facing a public street must have qualifying window features for at least 40 percent of the area of the ground level wall area (see Figure 152.250-2). Windows, display areas, and glass doorways are qualifying window features.

(3) Measurement. The ground level wall area is defined as the area above 30 inches and below 108 inches, as measured from finished grade.

(4) Transparency. Only ground floor window features that are clear or transparent are eligible to meet the

minimum area requirement in § 152.250(D)(2).

**Figure 152.250-2. Measurement of Ground Floor Window Area**



(E) Landscaping.

(1) Applicability. Proposals that includes one or more of the following are subject to the standards of this section, § 152.250(E):

(a) New construction of building or structure.

(b) A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater.

(c) Change in landscaping areas that exceeds 15% of the existing landscaping area.

(d) Change in on-site parking that exceeds 15% of the existing parking area.

(2) Minimum Site Landscape Area. At least 15 percent of the lot area must be landscaped according to the standards of this section.

(3) Planting Standards. The following are the minimum planting requirements for required landscaped areas:

(a) Trees. One tree shall be provided for every 1,500 square feet of required landscaped area. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of 0.4 or less, the applicant shall round down to the

next whole number. A minimum of 50 percent of the required trees must be planted within 30 feet of the front lot line, and located outside of the Clear Zone, pursuant to § 152.250(E)(3)(d). Evergreen trees shall have a minimum planting height of six feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting. Tree species must be selected from the County's Approved Tree Species List or other tree species approved by the Planning Director.

(b) Shrubs. Shrubs shall be planted from at least two-gallon containers. Shrubs shall be spaced in order to provide the intended canopy cover within two years of planting.

(c) Ground Cover. Live ground cover consisting of low-height shrubs, perennials or ornamental grasses shall be planted in the portion of the landscaped area not occupied by trees or shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than 50 percent of the required landscape area.

(d) All landscaping over two feet high, as measured from the ground level elevation, must be placed outside of the ODOT

Highway Design Manual Clear Zone, pursuant to and as determined by ODOT.

(e) The Planning Director may allow credit toward the minimum site landscape area for existing landscape area that is retained in the development if the existing landscape area meets the standard for minimum number of trees of subsection 2(a) and minimum area of live ground cover of subsection 2(c).

(4) Parking Lot Landscaping. In addition to the minimum site landscape area requirement, all parking areas with more than 20 spaces shall provide landscape islands that break up the parking area into rows of not more than 12 contiguous parking spaces. See example in Figure 152.250-3.

(a) Minimum Dimensions. Landscape islands shall have dimensions of not less than 48 square feet of area and no dimension of less than six feet, to ensure adequate soil, water, and space for healthy plant growth.

(b) Planting Standards. All landscape islands must be planted with one tree selected from the County's Approved Tree Species List, other trees species approved by the Planning Director, or landscaping materials identified in § 152.50(E)(3)(b) and (c). All other required parking lot landscape areas not including

islands or not otherwise planted with trees must contain a combination of shrubs and groundcover plants so that, within two years of planting, not less than 50 percent of the area within each landscape island(s) is covered with living plants.

(5) Plant Selection and Maintenance.

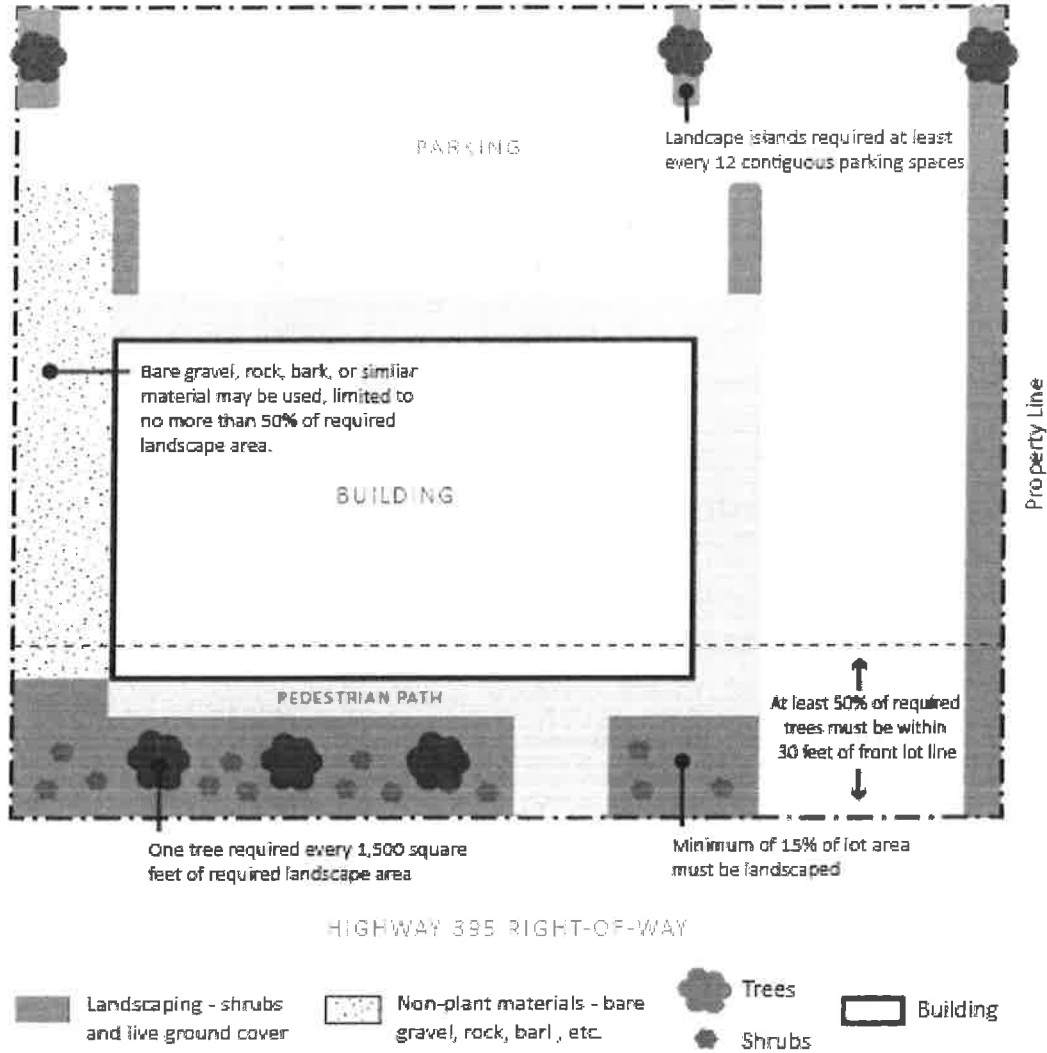
(a) Only plants that are appropriate to the local climate, exposure, and water availability will be eligible to meet the landscaping requirements. The availability of utilities and drainage conditions shall also be considered in the selection of planting materials.

(b) Plant species that require little or no irrigation once established (naturalized) are preferred over species that require irrigation. Expansive areas of turf are discouraged.

(c) Existing mature trees that can thrive in a developed area and that do not conflict with other provisions of this Code shall be retained where specimens are in good health, have desirable aesthetic characteristics, and do not present a hazard.

(d) Landscape plans shall avoid conflicts between plants and buildings, streets, walkways, utilities, and other features of the built environment

**Figure 152.250-3. Landscaping Requirements Example**



(F) Lighting. Lighting improves safety and enhances the attractiveness of areas visible to the public. The following requirements ensure adequate levels of outdoor lighting while minimizing negative impacts of light pollution. The intent of the required lighting levels is to provide illumination no greater than necessary to provide for pedestrian

safety, property or business identification, and crime prevention.

(1) Applicability. Proposals that include one or more of the following are subject to the standards of this section, § 152.250(F):

(a) New construction of building or structure.

(b) Change in on-site parking that exceeds 15% of the existing parking area.

(2) Illumination of Vehicular Areas. Parking areas, vehicular circulation areas, and outdoor services areas, including vehicle quick service areas, shall be illuminated to a level that provides for safe vehicle and pedestrian movements.

(3) Fixture Standards.

(a) Light poles, except as required by a roadway authority or public safety agency, shall not exceed a height of 20 feet. This limitation does not apply to flag poles, utility poles, and streetlights.

(b) Except as provided for up-lighting of flags and permitted building-mounted signs, all outdoor light fixtures shall be directed downward, and have full cutoff and full shielding to preserve views of the night sky and to minimize excessive light spillover onto adjacent properties.

(c) Lighting shall be installed where it will not obstruct public ways, driveways, or walkways.

(d) Where a light standard or other raised source of light is placed over a sidewalk or walkway, a minimum vertical clearance of eight feet shall be maintained.

(e) Where a light standard or other raised source of light is

placed within a walkway, an unobstructed pedestrian through zone not less than four feet wide shall be maintained.

(f) Lighting subject to this section shall consist of materials approved for outdoor use and shall be installed according to the manufacturer's specifications.

(G) Drive-through design.

(1) Applicability. Proposed development that includes a drive-up and/or drive-through facility (i.e. driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) is subject to all of the following standards:

(a) The drive-up or drive-through facility must be located at least 50 feet from any existing residential zoned property.

(b) The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street, as generally illustrated in Figure 152.250-4 (below).

(c) The drive-up or drive-through facility shall not be oriented to a street corner.

(d) The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.

(e) Drive-up and drive-through queuing areas shall be designed so that vehicles will

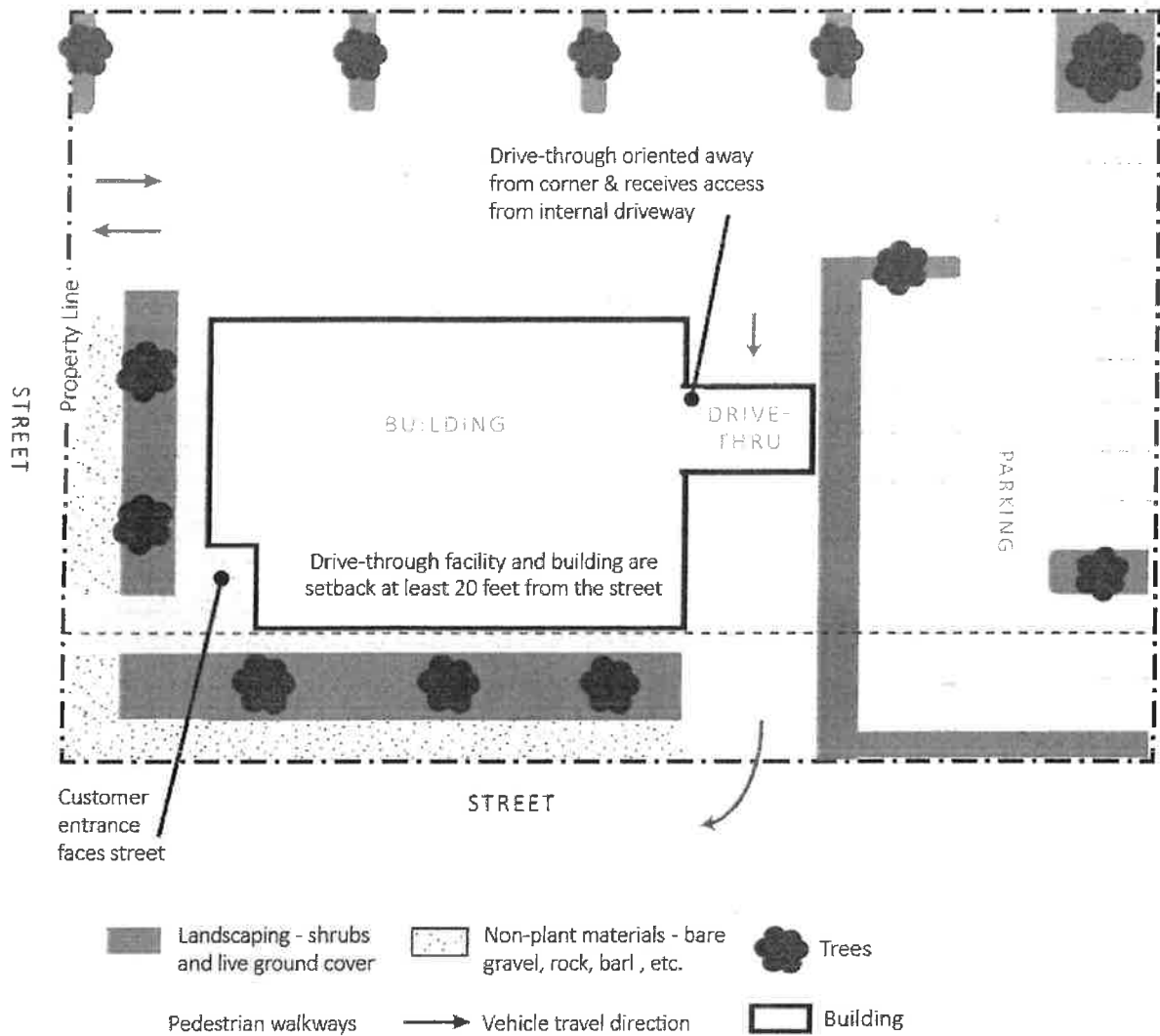
not obstruct any street, fire lane, walkway, bike lane, or sidewalk.

(f) If ATMs are provided, at least one ATM shall be located adjacent to and accessible from a planned or existing sidewalk.

(g) Bicycle and pedestrian access to the drive-up or drive-through facility shall be allowed and indicated with signage and pavement markings

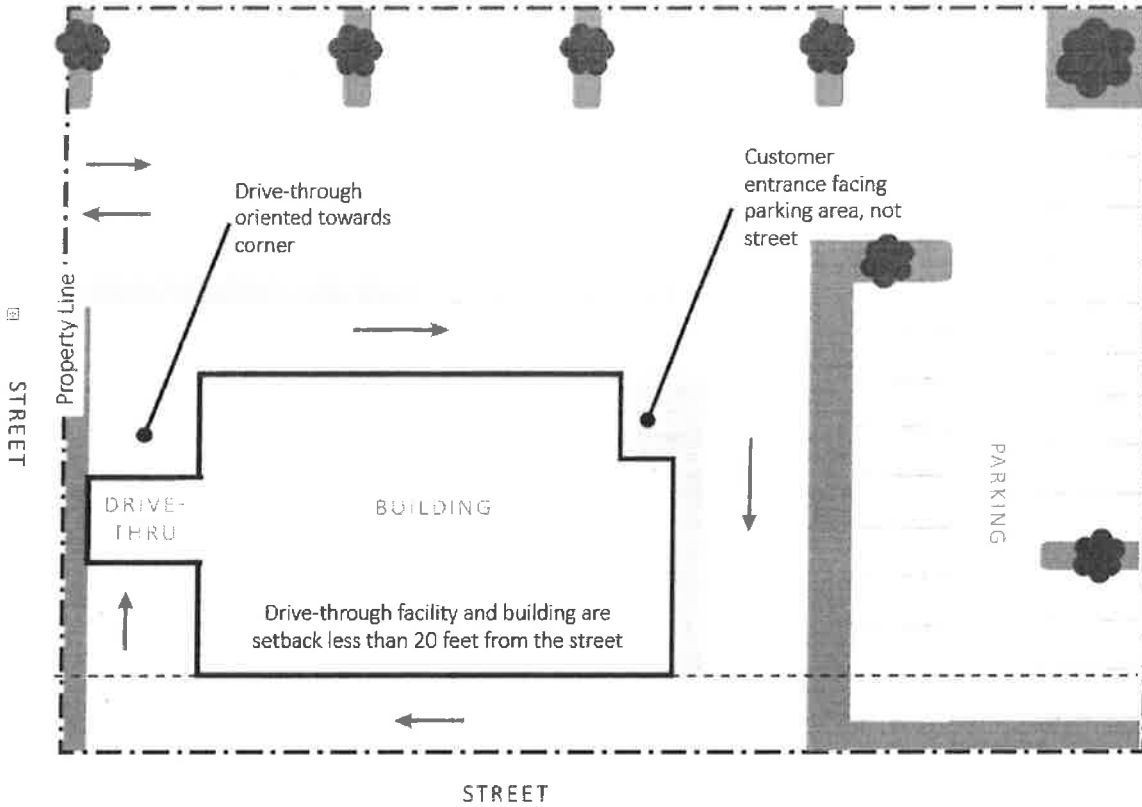
**Figure 152.250-4. Drive-up and Drive-through Facilities Example**

**Acceptable**





### Not Acceptable



- Landscaping - shrubs and live ground cover
- Non-plant materials - bare gravel, rock, bark, etc.
- Trees
- Building
- Pedestrian walkways
- Vehicle travel direction

(H) Design Points System. In order to encourage pedestrian-friendly and sustainable design, while providing flexibility in style and implementation, all projects must include a combination of design features that achieves a minimum number of points, as set forth below.

(1) Applicability. The following projects are subject to the standards of this section, § 152.250(H):

(a) New construction of building or structure.

(b) A building addition or expansion more than 500 feet, or 10 percent of the existing floor area on the site, whichever is greater.

(c) Change to exterior of building (e.g., new or replacement of windows, doors, siding), excluding changes in color, that exceeds 15% of the area of the existing façade.

(d) Change in landscaping areas that exceeds 15% of the existing landscaping area.

(e) Change in on-site parking that exceeds 15% of the existing parking area.

(2) Minimum Point Requirement.

(a) New developments or complete redevelopment of an existing site must include elements from Table 152.250-1 that have a combined value of 20 or more points.

(b) Projects for which the one or more of the applicability criteria in §152.250(H)(1)(b) – (e) apply must include elements from Table 152.250-1 that have a combined value of 6 or more points.(3) Design Features Matrix. Points are earned by including features from the following Design Features Matrix (Table 152.250-1).

**Table 152.250-1. Design Features Matrix**

| <b>DESIGN FEATURE</b>   | <b>POSSIBLE POINTS</b>   |  |   | <b>SUBTOTAL</b><br><i>Use this column to tally points</i> |
|---|--|--|---|---|
| Building Design Features  |  |  |   |   |
| <p><b>Natural siding materials.</b> May include:</p> <ul style="list-style-type: none"> <li>• Masonry, which includes natural and natural-looking stone, and rusticated brick or split-faced, colored concrete blocks.</li> <li>• Wood board siding or wood shingles. Fiber cement boards or fiber reinforced extruded composite boards are also acceptable provided they have the appearance of natural wood.</li> </ul> | <p>Minimal or no use of natural materials (less than 5 percent of street-facing facade area, excluding area dedicated to windows)</p> <p align="center"><b>+0 points</b></p> | <p>5 to 40 percent of both total building facade area and street-facing facade area covered with natural siding materials (excluding area dedicated to windows)</p> <p align="center"><b>+2 points</b></p> | <p>Over 40 percent of both total building facade area and street-facing facade area covered with natural siding materials (excluding area dedicated to windows)</p> <p align="center"><b>+ 3 points</b></p> |   |
| <p><b>Window area.</b> Windows promote an interesting pedestrian experience and architectural variety. See Figure 152.250-1.</p>  | <p>Window area meets base requirement of § 152.250(E)</p>  | <p>41 to 50 percent of the area of the street-facing facade covered with windows.</p>  | <p>Over 50 percent of the area of street-facing facade covered with windows.</p>  |   |

| DESIGN FEATURE  | POSSIBLE POINTS                               |  |  | SUBTOTAL                               |
|---|---|--|--|--|
|   | +0 points                                     | + 3 points   | + 5 points   | <i>Use this column to tally points</i> |
| <p><b>Detailed window treatments.</b> May include windows recessed at least 4 inches from facade, trim or moldings at least 3 inches in width, or projecting sills extending at least 2 inches from the window pane.</p>  | No use of detailed window treatments          | Use of detailed window treatments on all street-facing windows.  | Use of detailed window treatments on all exterior windows.   |  |
|   | +0 points                                     | +1 points  | + 2 points   |  |
| <p><b>Weather protection.</b> May include awnings, covered porches, building overhangs, or other weather protection; must extend at least 4 feet in horizontal distance from the building wall and be constructed of durable materials in order to qualify.</p> | No weather protection at entrances or windows | Weather protection provided over the primary building entrance   | Weather protection provided over all building entrances and required ground floor window areas                           |  |
|   | +0 points                                     | + 2 point  | + 3 points   |  |
| <p><b>Façade articulation.</b> Façade articulation helps ensure that building facades have variation and depth in the plane of the building in order to be</p>  | No horizontal articulation features           | One of the following treatments on street facing façade:<br>a) Change in the roof or wall plane (4 ft minimum) | Two or more of the following treatments on a street facing façade:<br>a) Change in the roof or wall plane (4 ft minimum) |  |

| <b>DESIGN FEATURE</b>  | <b>POSSIBLE POINTS</b>   |  |  | <b>SUBTOTAL</b>                        |
|--|--|--|--|--|
|  |  |  |  | <i>Use this column to tally points</i> |
| more interesting and welcoming to pedestrians. See Figure 152.250-2.   | +0 points  | b) Projecting or recessed elements<br>c) Varying rooflines at 4 ft minimum<br>d) Visible and prominent entrance (large entry doors, porches, protruding or recessed entrances).<br><br><b>+ 2 points</b> | b) Projecting or recessed elements<br>c) Varying rooflines at 4 ft minimum<br>d) Visible and prominent entrance (large entry doors, porches, protruding or recessed entrances).<br><br><b>+ 3 points</b> |  |
| <b>Facade composition (base-middle-top).</b><br>Facades that differentiate the “base,” “middle,” and “top” of the building are more interesting to view and create an attractive, traditional composition. See Figure 152.250-3. | +0 points  | Clear display of “base,” “middle,” and “top” composition – distinction between sections with change of color.<br><br><b>+ 2 points</b>   | Clear display of “base,” “middle,” and “top” composition – distinction between sections with change of materials or break in wall plane.<br><br><b>+ 3 points</b>  |  |
| <b>Site Design Features</b>  |  |  |  |  |
| <b>Parking location.</b><br>Parking areas that are located to the side or rear of buildings allow for a more appealing view from the street  | Some parking located between the street-facing facade and a public street. | All parking located to the side, or side and rear of the building  | All parking located behind the building  |  |

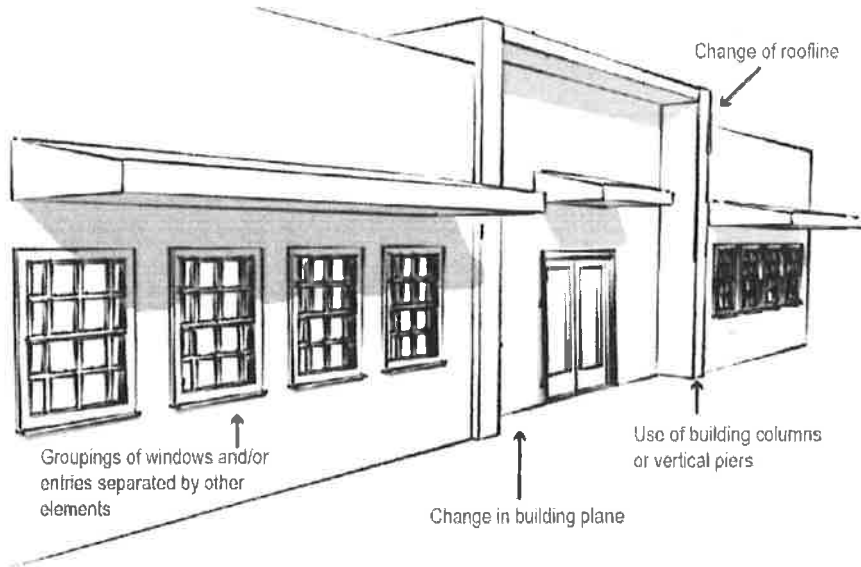
| <b>DESIGN FEATURE</b>   | <b>POSSIBLE POINTS</b>                                  |   |   | <b>SUBTOTAL</b><br><i>Use this column to tally points</i> |
|---|---|---|---|---|
| and a more comfortable pedestrian experience.   | <b>+0 points</b>  | <b>+ 3 points</b>   | <b>+ 5 points</b>   |   |
| <b>Shared parking with adjacent uses.</b> Sharing parking spaces with adjacent uses is a more efficient means of providing off-street parking and can reduce impervious surface area. Must meet requirements of § 152.562(D). | <b>+ 0 points</b>                                       | <b>+ 4 points</b>   | <b>+ 5 points</b>   |   |
| <b>Trees.</b> Tree species that are appropriate for local climate are listed in § 152.250(E).   | Number of trees meets base requirement of § 152.250(E). | 25% above base requirement for on-site trees.<br><br><b>+ 3 points</b><br><br>Additional trees are located within 30 feet on the property line but located outside clear zone pursuant to § 152.250(E)(2)(d).<br><br><b>+ 1 point</b> | 50% above base requirement for on-site trees.<br><br><b>+ 4 points</b><br><br>Additional trees are located within 30 feet on the property line but located outside clear zone pursuant to § 152.250(E)(2)(d).<br><br><b>+ 1 point</b> |   |

| DESIGN FEATURE  | POSSIBLE POINTS   |   |   | SUBTOTAL                               |
|---|---|---|---|--|
|   |   |   |   | <i>Use this column to tally points</i> |
|   | + 0 points  |   |   |  |
|   |   |   |   |  |
| <p><b>Additional landscaping.</b><br/>Landscaped area beyond the minimum required by § 152.250(E) can soften the edges of a development, enhance sustainability, and create a more comfortable pedestrian experience.</p> | <p>Minimal or no additional landscaped area provided (less than 5% of gross lot area beyond base requirement of § 152.250(E))</p> <p>+ 0 points</p> | <p>5% to 10% additional gross lot area landscaped beyond base requirement.</p> <p>+ 3 points</p>  | <p>More than 10% additional gross lot area landscaped beyond base requirement.</p> <p>+ 4 points</p>  |  |
| <p><b>Plant selection.</b><br/>Diversity of plant species creates more interesting landscape areas.</p>   | <p>Two or fewer distinct plant species included in landscaping plan.</p> <p>+ 0 points</p>  | <p>Three or more distinct plant species included in landscaping plan.</p> <p>+ 3 points</p>   | <p>Five or more distinct plant species included in landscaping plan.</p> <p>+ 4 points</p>  |  |
| <p><b>Bicycle parking.</b><br/>Dedicated bicycle parking encourages bicycling by offering convenient and secure parking options.</p>  | <p>Number of bicycle parking spaces meets base requirement of § 152.560.</p> <p>+ 0 points</p>  | <p>10% to 20% additional bicycle parking spaces provided beyond base requirement and at least half of all bike parking spaces are covered.</p> <p>+ 1 point</p> | <p>10% to 20% additional bicycle parking spaces provided beyond the base requirement and all bike parking spaces are covered.</p> <p>+ 2 points</p> |  |
| <p><b>Lighting.</b> Lighting can improve safety and enhance the attractiveness of a</p>   | <p>Lighting meets base requirement for parking lots as</p>  | <p>1 point may be assigned for the following outdoor lighting features:</p>   | <p>2 points may be assigned for both of the following outdoor lighting features:</p>  |  |

| <b>DESIGN FEATURE</b>  | <b>POSSIBLE POINTS</b>   |  |   | <b>SUBTOTAL</b><br><i>Use this column to tally points</i> |
|--|--|--|---|---|
| development in evening hours.  | specified in § 152.250(F).<br><br><b>+ 0 points</b>                              | <ul style="list-style-type: none"> <li>• Pedestrian walkway lighting, pedestal- or bollard-style lighting<br/><b>+ 3 points</b></li> </ul> | <ul style="list-style-type: none"> <li>• Pedestrian walkway lighting</li> <li>• Accent lighting on structure<br/><b>+ 4 points</b></li> </ul> |   |
| <b>Electric vehicle charging station.</b> Manufacturer specifications for the charging station must be submitted with design review application. | Site does not include electric vehicle charging station.<br><br><b>+0 points</b> | Site includes electric vehicle charging station.<br><br><b>+ 1 point</b>   |   |   |
| <b>TOTAL POINTS:</b>   |  |  |   |   |
|  |  |  |   |   |



**Figure 152.250-2. Examples of Façade Articulation Methods**



**Figure 152.250-3. Example of Façade Composition (Base-Middle-Top)**



**§ 152.301 PURPOSE.**

The LI Light Industrial Zone is designed to provide areas for industrial use that are less intensive than heavy industrial uses, and are less offensive to adjacent land uses, and are compatible with certain commercial uses. It is designed to help the county expand and diversify its economic base. The LI Zone is appropriate for areas near major transportation facilities which are generally suited for industry and include highways, railroads, and waterways

**§ 152.302 USES PERMITTED.**

(A) *Uses permitted outright.* In an LI Zone, the following uses and their accessory uses are permitted without a zoning permit:

(B) *Uses permitted with a zoning permit.* In an LI Zone, the following uses and their accessory uses are permitted upon the issuance of a zoning permit pursuant to §152.025 and subject to the requirements of §§152.304 through 152.306 of this chapter.

**§152.303 CONDITIONAL USES PERMITTED; GENERAL CRITERIA.**

(A) In a LI Zone, the following uses and their accessory uses are permitted, conditionally, subject to the requirements of §§ 152.610 through 152.616, 152.303 and 152.306 and upon the issuance of a zoning permit:

(1) Accessory dwelling (one only) for the owner or operator of each existing permitted use as provided in §152.616 (X);

(2) Automobile service station as provided in §152.616 (D);

(3) Automobile, truck, or motorcycle sales lot, limited to properties with frontage on Highway 395;

(4) Automobile, truck, or motorcycle repair shop or parts store, limited to properties with frontage on Highway 395;

~~(3)~~ (5) Automobile wrecking yard as provided in §152.616 (E), except this use is prohibited on properties with frontage on Highway 395;

~~(4)~~ (6) Boarding, lodging or rooming house in conjunction with an industrial use located in the property as provided in § 152.616 (H);

~~(5)~~ (7) Commercial amusement establishment as provided in § 152.616 (P);

~~(6)~~ (8) Commercial gravel extraction and processing as provided in §152.616 (Q), except this use is prohibited on properties with frontage on Highway 395;

~~(7)~~ (9) Concrete block or pipe manufacturing as provided in §152.616 (U); except for properties with frontage on Highway 395, where this use is permitted only when conducted wholly outdoors;

~~(8)~~ (10) Concrete manufacturing plant as provided in §152.616 (U), except this use is prohibited on properties with frontage on Highway 395;

~~(9)~~ (11) Day care center as provided in § 152.616 (V);

~~(10)~~ (12) Junkyard as provided in § 152.616 (E), except this use is prohibited on properties with frontage on Highway 395;

~~(11)~~ (13) Major manufacturing, repairing, compounding, fabricating, assembling, processing, or storage as provided in §152.616 (LL) industries having any one of the following characteristics:

- (a) Peak employment of more than 200 persons;
- (b) Utilizing more than 20 acres of land;
- (c) Requiring a total energy input which exceeds 6,826,000 British Thermal Units (BTU) for all energy sources combined (i.e. natural gas, propane, oil and electricity);

~~(12)~~ (14) Mobile home or trailer park as provided in § 152.616 (NN);

~~(13)~~ (15) Public or semi-public use as provided in § 152.616 (SS);

~~(14)~~ (16) Sand or gravel storage yard as provided in § 152.616 (XX), except this use is prohibited on properties with frontage on Highway 395;

~~(15)~~ (17) Wood processing facilities as provided in § 152.616 (GGG);

~~(16)~~ (18) Utility facility as provided in § 152.616 (CCC);

~~(17)~~ (19) Other buildings and uses similar to the list above which shall not have any different or more detrimental effect upon the adjoining neighborhood areas or districts than

the buildings and uses specifically listed providing that it has the approval of the Planning Director or Planning Commission.

#### § 152.304 LIMITATIONS ON USE.

##### (A) Screening Requirements.

(1) General Standards. All business, commercial and industrial activities, and storage allowed in an LI, Light Industrial, Zone shall be conducted wholly within a building or shall be screened from view from adjacent public roads or surrounding properties in farm, residential or commercial zones, unless the entire activity is conducted more than 500 feet from said surrounding property or road. Outdoor storage of farm and forest products or equipment shall not be subject to this limitation;

(2) Off-Street Loading Areas. All off-street loading areas shall be screened from view if adjoining properties are in a residential zone;

(3) Properties on Highway 395 Corridor. All properties in the LI zone with frontage on Highway 395 are exempt from the standards of this section and subject to the standards of § 152.248.

~~(B)~~ All noise, vibration, dust, odor, smoke, appearance or other objectionable factors involved in any activity shall comply with appropriate state and federal regulations.

~~(C)~~ The growing, harvesting or processing of marijuana is prohibited in this zone.

**§ 152.305 DESIGN REVIEW.**

(A) An application for a zoning permit for a use permitted in § 152.302 of this chapter shall be accompanied by a site plan and, if applicable, a design review application.

(B) A Design Review application may not be required if the following circumstances exist:

- (1) The existing structure and business previously received a design review approval from the County Planning Department; and,
- (2) No new construction is being requested on the subject property; and,
- (3) A similar business will be operated on the subject property.

(C) Properties on Highway 395 Corridor. All properties in the LI zone with frontage on Highway 395 are subject to the design review application requirements, standards, and approval criteria of the RSC zone, see § 152.249.

(D) The Planning Director or an authorized agent shall review the site plan for completeness and compliance with the following requirements:

- (1) The site plan shall consist of the following:
  - (a) An accurate map showing property lines, dimensions, and location of buildings on the property, both existing and proposed;
  - (b) Drawn at a scale no smaller than 1" = 100';

(c) Access points to county or state roads;

(d) Names of the owner and developer of the site.

(2) The Planning Director or his authorized agent may require landscaping around the building(s) or the property lines to insure conformance with county policies;

(E) Design Review Standards.

The Planning Director or an authorized agent shall review the design review application for completeness and compliance with the following requirements:

- (1) An access permit has been issued by the County Road Department and/or ODOT for the subject property;
- (2) Parking lots and spaces, off-street parking, and loading requirements are met as provided in § 152.560 through § 152.562;
- (3) Setbacks standards are met as provided in the particular zoning district where the subject property is located;
- (4) Signs are permitted as provided in § 152.545 through § 152.548;
- (5) Vision clearance standards are met as provided in § 152.011.

**§ 152.545 ZONING PERMIT REQUIRED TO ERECT, MOVE, OR ALTER SIGNS; EXEMPTIONS; PERMITTED SIGNS.**

(A) No sign shall hereafter be erected, moved, or structurally altered without a

zoning permit, except for a Type 1 and Type 3 sign, and without being in conformity with the provisions of this chapter. Official signs of the state, county or municipalities are exempt from all provisions of this chapter. All signs shall be on the same lot as the subject matter of the sign, except as specifically allowed otherwise.

(B) Allowed signs in the various zones are indicated by the following tables (for types of signs, see § 152.546):

| <i>Zone</i>                     | <i>Types Allowed</i>               |
|---------------------------------|------------------------------------|
| EFU-10, EFU-20, EFU-40, EFU, GF | 1, 2, 3, 4, 5, 6                   |
| UC                              | 1, 2, 3, 4, 5, 8, 9                |
| RR-2, RR-4, RR-10               | 1, 2, 3, 4, 5, 6                   |
| MUF, FR, MR                     | 1, 2, 3, 4, 5, 6                   |
| RSC, RRSC, CRC                  | 1, 2, 3, 4, 5, 7, 8, 9, 10, 11     |
| TC, RTC                         | 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 |
| AB                              | 1, 3, 4, 5, 7, 8, 9, 11            |
| LI                              | 1, 3, 4, 5, 7, 8, 9, 10, 11, 12    |

**§ 152.546 TYPES OF SIGNS.**

(H) Type 8. Signs identifying the use of the premises or the sale of products produced on the premises, provided that any such sign shall be attached to, parallel with, and no larger than the wall on which it is mounted. In the RSC zone and for properties zoned LI with frontage on Highway 395 the total face area of Type 8 wall-mounted signs must not exceed 20 percent of the wall area of the wall on which the sign(s) are mounted.

(I) Type 9. One projecting or free-standing sign not to exceed 20 feet in height nor 65 square feet in area for each face. The minimum setback for any part of a sign shall be 10 feet, or shall be at the discretion of the Planning Director and shall be measured horizontally from the

lot line to the nearest part of the sign. A projecting or freestanding sign shall be allowed only by a ruling of the Planning Director and shall be limited to those businesses for which an attached flat sign is not suitable due to the nature of the business or the characteristics of the lot. Signs mounted to fences are classified as free-standing signs. The following additional standards apply to Type 9 signs on properties in the RSC zone and in the LI zone where the subject property has frontage on Highway 395:

(a) Large Properties. When the lineal frontage of a property exceeds 300 feet, an additional freestanding sign shall be permitted for each 300 feet of lineal property frontage. Each freestanding sign must be at least 150 feet from any other freestanding sign on the same site along the lineal property frontage.

(b) Combined Signs. Two or more owners of adjacent separate properties may combine their respective frontages and erect one freestanding sign with combined square footage per face of 100 square feet. No other freestanding signs shall be permitted on the premises and agreement between property owners for this purpose shall be recorded for posterity.

(c) Sign Construction. A free-standing sign shall be directly supported by poles or foundation supports in or upon the ground.

No external cross braces, guy wires, "T" frames, "A" frames, "trusses," or similar bracing systems shall be used to buttress, balance, or support a freestanding sign.

(d) Temporary Signs. One temporary banner sign, balloon sign, or A-frame sign shall be permitted for each principal use and shall be limited to a display period of a maximum of 30 continuous days twice during the calendar year. Maximum sign area shall not exceed 50 square feet.

#### **§ 152.547 LIMITATIONS ON SIGNS.**

(A) No sign shall be placed as to interfere with visibility or effectiveness of any official traffic sign or signal, or with driver vision at any access point or intersection.

(B) No sign shall be illuminated by flashing light. Any sign that contains or is illuminated by a light source that produces a brilliant flash and darkness on an alternating basis, resulting in a pulsating effect designed primarily to attract attention, or any sign that produces apparent motion of the visual image, including but not limited to illusion of moving objects, moving patterns or bands of light, expanding or contracting shapes, rotation, or any similar effect of animation that is designed or operated in a manner primarily to attract attention is prohibited.

(C) No sign shall contain, include, or be composed of any conspicuous animated part.

(D) Light from signs shall be directed away from and not be reflected upon adjacent premises.

(E) Signs shall be maintained in a neat, clean and attractive condition.

#### **§ 152.560 OFF-STREET PARKING REQUIREMENTS.**

(A) Each use shall provide the following minimum off-street parking spaces. Each parking space shall be a minimum of nine feet wide and 20 feet in length.

(B) Off-street parking requirements.

(C) Bicycle parking requirements.

(1) Applicability. Bicycle parking spaces are required for new development, or changes of use, under the following conditions:

(a) A site with 10 or more off-street vehicle parking spaces

(b) All properties zoned RSC or LI that have frontage on Highway 395.

(2) Exemptions. This section does not apply to single-family and duplex housing, home occupations, and agricultural uses.

(3) Standards. A minimum of two bicycle spaces for the first 10 motorized vehicle parking areas is required, plus one additional bicycle space for each additional 10 motorized vehicle parking spaces thereafter.

(4) Design. Unless otherwise identified in (3), bicycle parking shall consist of staple-design steel racks or other County-approved racks, lockers, or storage bins providing a safe and secure means of storing a bicycle.

(5) Location. For institutional, employment, and commercial uses, the designated area for bicycle parking shall be within 50 feet of a public entrance.

(6) Hazards. Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with vision clearance standards of Section § 152.011.

## **§ 152.018 ACCESS MANAGEMENT AND STREET CONNECTIVITY**

[...]

### **F) Joint Use Driveways and Cross Access.**

(1) Adjacent commercial, retail, or office properties identified as major traffic generators (if both properties generateing more than 400 daily trips, collectively, as defined by the Institute of Transportation Engineers Trip Generation Manual), shall provide a cross access drive and pedestrian access to allow circulation between sites.

(2) A system of joint use driveways and cross access easements shall be established wherever feasible and shall incorporate the following:

(a) A continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.

(b) A design speed of 10 mph and a maximum width of 20 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles

(c) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive.

(d) A unified access and circulation system plan for coordinated or shared parking areas is encouraged.

(3) Shared parking areas shall be permitted a reduction in required parking spaces if peak demands do not occur at the same time periods.

(4) Pursuant to this section, property owners shall:

(a) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(b) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to Umatilla County and

pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

(c) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.

(5) Umatilla County may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:

(a) Joint access driveways and cross access easements are provided in accordance with this section.

(b) The site plan incorporates a unified access and circulation system in accordance with this section.

(c) The property owner enters into a written agreement with the county, recorded with the deed, that pre-existing connections on the site will be closed and eliminated after construction of each side of the joint use driveway

(6) Umatilla County may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make the development of a unified or shared access and circulation system impractical.

[...]

(J) Street Connectivity

(1) Applicability. The following street connectivity standards apply to site developments proposed in the LI or RSC zone.

(2) Purpose. The purpose of these standards is to create an interconnected street network throughout the Highway 395 corridor in order to promote efficient and safe vehicular and pedestrian circulation.

(3) Block Length Standard. Developments in the RSC or LI zone must be designed to allow for a minimum block length of 100 feet and a maximum block length of 600 feet. Distances are measured from the edge of street rights-of-way.

(4) General Connectivity Standards

(a) Where the locations of planned streets are shown on a local street network plan, the development shall implement the street(s) shown on the plan.

(b) Where required local street connections are not shown on an adopted County street plan, or the adopted street plan does not designate future streets with sufficient specificity, the development shall provide for the reasonable continuation and connection of existing streets to adjacent developable properties, conforming to the standards of this Code.

(c) Existing street-ends that abut a proposed development site shall be extended with the development,



unless prevented by environmental or topographical constraints, existing development patterns, or compliance with other standards in this Code. In such situations, the applicant must provide evidence that the environmental or topographic constraint precludes reasonable street connection.

(d) Where a street connection cannot be made due to physical site constraints, approach spacing requirements, access management requirements, or similar restrictions, a pedestrian access way connection shall be provided pursuant to § 152.648(12).

(e) Proposed streets and any street extensions required pursuant to this section shall be located, designed, and constructed to allow continuity in street alignments and to facilitate future development of vacant or redevelopable lands.

## **152.021 PEDESTRIAN ACCESS AND CIRCULATION**

(A) Purpose. This section implements the pedestrian access and connectivity policies of the Umatilla County Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

(B) Applicability. The provisions of this Section apply to:

(1) Properties in the RSC zone

(2) Properties in the LI zone that have frontage on Hwy 395 south of Bensel Road and north of E Punkin Center Road.

(C) Standards. Developments shall conform to all of the following standards for pedestrian access and circulation:

(1) Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent existing or planned sidewalks, if any, and to all future phases of the development, as applicable.

(2) Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, transit stops, and public rights-of-way conforming to the following standards:

(a) The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.

(b) The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The county road master may require landscape buffering between walkways and

adjacent parking lots or driveways to mitigate safety concerns.

(c) The walkway network connects to all primary building entrances consistent with Americans with Disabilities Act (ADA) requirements.

(3) Vehicle/Walkway Separation. Except as required for crosswalks, per subsection (d), below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the County road master may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.

(4) Crosswalks. Where a walkway crosses a parking area or driveway ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material) or painted crosswalk striping. The crosswalk may be part of a speed table to improve driver-visibility of pedestrians.

(5) Walkway Width and Surface. Walkways shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, as approved by the county road master, and not less than six feet wide. Multi-use paths (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt and shall conform to County transportation standards.

FURTHER by unanimous vote of those present, the Board of Commissioners deems this Ordinance necessary for the immediate preservation of public peace, health, and safety; therefore, it is adjudged and decreed that an emergency does exist in the case of this Ordinance and it shall be in full force and effect from and after January 1, 2020.

DATED this 6<sup>th</sup> day of November, 2019.

UMATILLA COUNTY BOARD OF COMMISSIONERS



George L. Murdock, Chair



John M. Shafer, Commissioner



William J. Elfering, Commissioner

ATTEST:

OFFICE OF COUNTY RECORDS



Records Officer

