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Article 13: Special Purpose Districts

13.010 Purpose

The special purpose districts are intended to accommodate development within areas with specific natural, historical, or locational features. The standards herein are intended to mitigate natural hazards, to protect natural or historical features, and/or to mitigate land use conflicts. The special district standards apply in addition to the standards of the underlying zoning district.

13.020 General Provisions

The Special Purpose Districts shall encompass land areas that:

(1) Have slopes exceeding 15%;

(2) Are located within the boundaries of the 100 year flood plain;

(3) Are located in proximity to hospitals and that are appropriate for medical uses; or

(4) Are recognized as historically significant.

13.025 Special Purpose District Overlay Map. There shall be an overlay map to the Zoning Map that depicts boundaries of the Flood Hazard District, the Medical Overlay District, and the Historic District. These maps are incorporated into this Section by reference. The special purpose district maps may be amended as provided in Article 4 of this Code. The maps are general in nature. There is no adopted overlay map for the Slope Hazard District. Staff will use topographic data to assist in identifying areas where slope likely exceeds 15%. The applicant for a development shall verify the grades on lands or portions of lands that are the subject of any specific application.

13.100 Slope Hazard District

13.110 Purpose. The purpose of the Slope Hazard District is to designate and provide standards within the hillside of Grants Pass to allow for reasonable development while balancing issues such as tree removal and replacement, soil stability, erosion control, storm water runoff, grading, wildland interface areas and general aesthetics. It is recognized the hillsides are sensitive areas that require a distinct set of regulations. The following guidelines are established in order to development in the slope hazard area.

13.111 Applicable Areas. A slope hazard area contains slopes of at least fifteen 15%. Slope hazards shall be divided in two classes of slope steepness as follows:

(1) Class A, 15% to 25%

(2) Class B, greater than 25%
13.120 Submittal Requirements for Development of Partitions, Subdivisions and Planned Unit Developments

The applicant shall meet the submittal requirements of the request (see Section 17.311 for Partition submittal; see Section 17.411 for Subdivision submittal; see Section 18.050 for Planned Unit Development Preliminary Plan submittal) in addition to the submittal requirements below:

13.121 Plans and Reports

The following plans and reports shall be submitted with the land use application: Reports for Class A Slopes shall be submitted and stamped by an engineer licensed to practice by the State of Oregon. Reports for Class B slopes shall be submitted and stamped by a Geo-Technical Engineer or Certified Engineering Geologist.

(1) Steep Slope Development Report. A written and illustrated report containing all of the following information:

(a) Soils Analysis. The analysis shall include data regarding the nature, distribution and properties of existing soils, techniques grading and erosion control procedures, design criteria for corrective measures, and information covering the capacity of the sites to be developed in a manner imposing the minimum variance from the natural condition. Data and recommendations from the Soil Survey of Josephine County, Oregon may be included in the analysis.

(b) Geology Analysis. The analysis shall include a description of the geology of the site, information regarding the effect of geologic conditions on the proposed development, and how to best develop the sites being reviewed. Data and recommendations from the Soil Survey of Josephine County, Oregon may be included in the analysis.

(c) Hydrology Analysis. The analysis shall include a description of the hydrology of the site and surrounding area, including movement of soil moisture, groundwater (subsurface), surface flow and the drainage network of the site before and after construction and guidelines on how to properly handle existing and new surface/underground water if the development proceeds.

(2) Grading and Erosion Control Plans. A plan shall be stamped by an Oregon licensed Engineer or Certified Engineering Geologist and shall include all of the following:

(a) Existing and proposed contours.

(b) Details of site and area drainage for proposed lots including elevations of proposed house pads, driveways, adjacent lots and streets.
(c) Direction of surface drainage flow and the approximate grade of drainage ways.

(d) Limiting dimensions, elevations, or finish contours to be achieved by the grading, including per cent grades for all cut and fill slopes, proposed drainage ways and related construction.

(e) Type of erosion control measures to be established prior to grading, during construction and post construction.

13.130 Submittal requirements for a Building Permit on an Existing Lot or Parcel

(1) A Steep Slope Development Report. The report shall contain the information required in Section 13.121(1). The Steep Slope Development Report is not required if the lot or parcel was included in a Steep Slope Development Report at the time of subdivision, land partition, or PUD approval.

(2) Grading and Erosion Control Plans. The plan stamped by an Oregon licensed Engineer or Certified Engineering Geologist and shall include all of the following:

(a) Existing and proposed contours

(b) Details of site and area drainage for proposed lots including elevations of proposed house pads, driveways, adjacent lots and streets.

(c) Direction of surface drainage flow and the approximate grade of drainage ways.

(d) Limiting dimensions, elevations, or finish contours to be achieved by the grading, including percent grades for all cut and fill slopes, proposed drainage ways and related construction.

(e) Type of erosion control measures to be established prior to grading, during construction and post construction.

(3) Retention Plan.

(a) Location of existing trees or groups of trees to be removed or retained.

(b) If trees are retained, indication of how the tree or group of trees will be protected out to the drip line.

(c) A tree planting plan identifying general locations of where new trees will be planted. The plan shall include the number, height, caliper, and species of trees to be planted. The plan shall identify the vision clearance area at driveways and street intersections.

(1) **Tree Removal.** The removal of trees in areas proposed to be impacted by new roadways or other infrastructure shall occur first. Trees located within proposed lots shall be protected during construction and remain until the construction of the home to the extent possible.

(2) **Front Yard Setback.** The front yard setback for the new home can be reduced to ten (10) feet. Typically, the entrance for the garage/carport shall remain at the required twenty (20) foot setback. However, the minimum setback for a side-loaded garage may be reduced to ten (10) feet.

(3) **Timeframe for Construction.** All construction work disturbing the soil or affecting the natural drainage and runoff shall be scheduled to begin not earlier than April 15 and shall terminate not later than October 15. The Director may extend starting and completion dates by no more than thirty (30) days based on the weather conditions prevailing at the time of the extension.

(4) **Retaining Walls.** No cuts or fills may include retaining walls greater than 15 feet in height in a single wall from the finish grade or create any unretained slopes which are greater than 100%. No filling may result in a retaining wall within the required setback from a property not included in the development plan greater than 6 feet in height from the finish grade or create any slopes which are greater than 100%. Retaining walls shall also comply with the applicable standards of Article 23 of this Code.

(5) **Erosion Control Measures.**

(a) All construction work shall be planned to minimize the amount of time the soil is exposed and unprotected. All access points shall be protected with gravel or crushed rock.

(b) Erosion control measures, determined by the approved Grading and Erosion Control Plan, shall remain in place throughout the entire length of the construction.

(c) Since construction must be stopped during the winter months, re-vegetation and temporary erosion control measures shall be put in place to protect the site, surrounding properties, streams and storm drain system from erosion through the winter months. Re-vegetation and all other temporary erosion control measures shall be fully in place and established by October 15 and shall be maintained after storms and at other regular intervals according to the approved plan. The City Engineer may mandate, based on adverse weather conditions, any reseeding installed after September 15 be installed in the form of a mat.
13.150 Appeals

Appeals to the interpretations of this Article shall be undertaken as provided in Section 10.030 of this Code.

13.200 Flood Hazard District

13.210 Authorization, Findings of Fact, Purpose, and Objectives

13.211 Authorization.

The State of Oregon has, in the home rule provisions of the Oregon Constitution, Article XI Section 2, and in ORS 221.410, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

13.212 Findings of Fact.

(1) The flood hazard areas of the City are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

(2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

13.213 Purpose. It is the purpose of the Flood Hazard District to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

(1) To protect human life and health;

(2) To minimize expenditure of public money and costly flood control projects;

(3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) To minimize prolonged business interruptions;

(5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;

(6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
(7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and

(8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

13.214 Methods of Reducing Flood Losses.

In order to accomplish its purposes, this Article includes methods and provisions for:

(1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

(2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

(3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

(4) Controlling filling, grading, dredging, and other development which may increase flood damage;

(5) Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas; and

(6) Coordinating and supplementing the provisions of the state building cod with local land use and development ordinances.

13.220 Definitions

13.221 Interpretation of Terms. Unless specifically defined below, words or phrases used in this article shall be interpreted so as to give them the meaning they have in common usage and to give this article its most reasonable application. In the event of a conflict between the definitions in this Article and Article 30 of this Code, the definitions in this Article shall apply to the provisions of this Article.

13.222 Definitions

(1) Appeal. "Appeal" means a request for a review of any provision of this Article or a request for a variance.

(2) Area of Shallow Flooding. "Area of shallow flooding" means a designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.
(3) Area of Special Flood Hazard. "Area of special flood hazard" or "special flood hazard area" (SFHA) means the land in the floodplain within a community subject to a one percent or greater chance of flooding in a given year. Designation on maps always includes the letters A or V.

(4) Base Flood. "Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.” Designation on maps always includes the letters A or V.

(5) Basement. “Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

(6) Below-Grade Crawl Space. “Below-grade crawl space” means an enclosed area below the base flood elevation in which the interior grade of the crawlspace is lower than the adjacent exterior grade. (An at-grade crawlspace is one in which they interior grade is at or above the elevation of the exterior grade). For below-grade crawlspaces, these regulations specify that the interior grade is not more than two feet below the lowest adjacent exterior grade, and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point.

(7) Critical Facility. “Critical facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

(8) Development. "Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

(9) Elevated Building. “Elevated building” means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundations walls, shear walls, post, piers, pilings, or columns.

(10) Essential Facility. “Essential facility” has the meaning as defined in the State Building Code.

(11) Existing Manufactured Home Park or Manufactured Home Subdivision. "Existing manufactured home park or manufactured home subdivision" means a manufactured home park or manufactured home subdivision for which the construction of facilities for servicing the lots (in a subdivision) or spaces (in a park) on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

(12) Expansion to an Existing Manufactured Home Park or Manufactured Home Subdivision. "Expansion to an existing manufactured home park or
manufactured home subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots or spaces on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(13) **Flood or Flooding.** "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

(a) The overflow of inland or tidal waters; and/or

(b) The unusual and rapid accumulation of runoff of surface waters from any source.

(14) **Flood Insurance Rate Map (FIRM).** "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

(15) **Flood Insurance Study.** "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

(16) **Floodway.** "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

(17) **Lowest Floor.** “Lowest floor” means the lowest floor of the lowest enclosed areas (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered the building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (provisions for fully enclosed areas below the lowest floor in Section 13.261(2) and for crawlspaces in Section 13.265).

(18) **Manufactured Home.** "Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

(19) **Manufactured Home Park or Manufactured Home Subdivision.** “Manufactured Home Park or Manufactured Home Subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots or spaces for rent or sale.

(20) **New Construction.** "New construction” means structures for which the"start
of construction" commenced on or after the effective date of adopted floodplain management regulations.

(21) New Manufactured Home Park or Manufactured Home Subdivision. "New manufactured home park or manufactured home subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots or spaces on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

(22) Recreational Vehicle. “Recreational vehicle” means a vehicle which is:

(a) Built on a single chassis;
(b) 400 square feet or less when measured at the largest horizontal projection;
(c) Designed to be self-propelled or permanently towable by a light duty truck; and
(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(23) Start of Construction. "Start of construction" includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date.

The actual start means either the first placement of permanent construction of a structure on a sit, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms.; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

(25) **Structure.** "Structure" means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

(26) **Substantial Damage.** “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

(27) **Substantial Improvement.** "Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

(a) Before the improvement or repair is started; or

(b) If the structure has been damaged and is being restored, before the damage occurred.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

(a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(b) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

(28) **Variance.** "Variance" means a grant of relief from the requirements of this Article which permits construction in a manner that would otherwise be prohibited by this Article.

(29) **Water Dependent.** “Water dependent” means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

13.230 **General Provisions**

13.231 **Lands to Which This Article Applies.** The provisions of this article shall apply to all areas of special flood hazards within the jurisdiction of the City of Grants Pass, including any areas managed under Intergovernmental Agreement in accordance with the authority provided in Oregon Revised Statute Chapter 190.

13.232 **Basis for Establishing the Areas of Special Flood Hazard.** The areas of special flood hazard identified by the Flood Insurance Administration in a scientific and
engineering report entitled “Flood Insurance Study, Josephine County and Incorporated Areas,” dated December 3, 2009, with accompanying Flood Insurance Maps, and any revision, are hereby adopted by reference and declared to be part of this Code. The best available information for flood hazard area identification as outlined in Section 13.245(2) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under Section 13.245(2).

The areas of special flood hazard shall be depicted on the Special Purpose District overlay maps of this Code. The Flood Insurance Study and Flood Maps are on file at the Department of Community Development, and are available for public review.

13.233 **Compliance.** No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Article and other applicable regulations, including all applicable requirements of the State Building Code, and all FEMA requirements, including requirements of the FEMA/FIA Technical Bulletins.

Failure to comply with any of the requirements of this Article, including violations of conditions and safeguards established in connection with the conditions, shall constitute a violation. Penalties for violations and noncompliance, and remedies to correct violations and noncompliance, are governed by the provisions of Article 1 of this Code and any and all other provisions of this Code, the Municipal Code, and laws of the City of Grants Pass.

13.234 **Abrogation and Greater Restrictions.** This Article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Article and another ordinance, state building code, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

13.235 **Interpretation.** In the interpretation and application of this Article, all provisions shall be:

(1) Considered as minimum requirements;

(2) Liberally construed in favor of the governing body; and

(3) Deemed to neither limit nor repeal any other powers granted under state statutes and rules including the state building code.

13.236 **Warning and Disclaimer of Liability.** The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City of Grants Pass, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.
13.240 Administration.

13.241 Development Permit Required. A Development Permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 13.232. The permit shall be for all structures including manufactured homes, as set forth in the Definitions section of this Article, and for all development including fill and other activities, also as set forth in the Definitions section of this Article.

13.242 Application and Submittal Requirements for Development Permit.

Application for a development permit shall be made on forms furnished by the Community Development Department and shall include the following. Actions which require a land use approval prior to a development permit shall include the required information as part of the land use application.

1. Plan drawn to scale showing the nature, location, dimensions and elevations of the area in question;

2. Existing and proposed structures, manufactured housing pads, fill, storage of materials, drainage facilities, and the location of the foregoing items;

3. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;

4. Elevation in relation to mean sea level of flood proofing in any structure;

5. Certification by a registered professional engineer or architect that the flood proofing methods for any non-residential structure meet the flood proofing criteria in Section 13.262;

6. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;

7. Existing and proposed roadways;

8. Area, location and finish elevations of all fill walls and rip-rap;

9. Location and elevation of stored materials;

10. Location and elevation of drainage facilities;

11. Location and elevation of utilities; and

12. Other plan requirements of this Code as applicable;

13.243 Elevation Certification. All required elevations shall be tied into known bench marks shown on the Flood Insurance Rate Map by a registered professional surveyor. Said surveyor shall attest to the procedure, bench marks used and accuracy of the required
elevation over his signature and seal upon the required plan displaying the elevation information.

13.244 Designation of Local Administrator. The Community Development Director is hereby appointed to administer and implement this Article by granting or denying development permit applications in accordance with its provisions.

13.245 Duties and Responsibilities of Director. The duties of the Director shall include, but not be limited to, the following:

(1) Permit Review.

   (a) Review all development permits to determine that the permit requirements and conditions of this article have been satisfied.

   (b) Review all development permits to determine that all necessary permits have been obtained from those Federal, State or local governmental agencies from which prior approval is required.

   (c) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 13.270 are met.

(2) Use of Other Base Flood Data (in A and V Zones). When base flood elevation data has not been provided as required by this article, the applicant shall obtain and the Director shall review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer this article.

(3) Information to be Obtained and Maintained by the Director.

   (a) Where base flood elevation data is provided through the Flood Insurance Study, Flood Insurance Rate Maps, or as required in Section (2) above: Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basements and below-grade crawlspaces) of all new or substantially improved structures, and whether or not the structure contains a basement.

   (b) For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in Section (2) above:

      (i) Verify and record the actual elevation (in relation to mean sea level); and

      (ii) Maintain the flood proofing certifications required in Section 13.242(5).

   (c) Maintain the records of all appeal actions and variances, and report any appeal actions or variances to the Federal Insurance Administration upon request.
(d) Maintain for public inspection all records pertaining to the provisions of this ordinance.

(4) Alteration of Watercourses.

(a) Notify adjacent communities, the Oregon Department of Land Conservation and Development (the State’s NFIP Coordinating Agency), the Oregon Water Resources Department, and any other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.

(b) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

(5) Interpretation of FIRM Boundaries. Make interpretations and determinations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). If the location of a boundary is contested, the person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation or determination as provided in this article. Such appeals shall be reviewed consistent with the standards of this code and Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

(6) Location of FIRM Boundaries and Elevations.

(a) Make all information relating to the 100-year flood plain and floodway location and elevations available to the applicant, including the Flood Insurance Study with flood sections, the Flood Insurance Rate Maps showing flood elevations and elevation data reference points, and other floodplain development surveys in the immediate vicinity.

(b) Certify that the location of the floodway and 100-year flood plain, and existing and proposed elevations, have been made for the applicant by a professional land surveyor registered in Oregon, and that the signature and seal are affixed certifying the accuracy of such determination.

(c) Certify that the finished floor elevations, and other finished elevations of the proposal affecting the floodway or 100-year flood plain have been constructed or developed to the approved elevations, as certified by a registered professional surveyor over his signature and seal.

(d) Upon request, provide the information in this Section to the applicant, applicant’s lender and/or insurance agent.
(e) Should an applicant pursue a change in floodplain or floodway designation from the Federal Emergency Management Agency, assist the applicant with information about the process.

13.246 Variances. Variances to the provisions of this Article shall be processed in accordance with the procedures of Article 2 and the provisions of Article 6 of this Code. Any variance to the Flood Hazard provisions of this Article shall include a recommendation of the City Engineer as specified in Section 6.060(B)(11) and shall address the additional provisions of this Section, except as provided in Subsection (3) of this Section.

(1) Factors to Consider. The review body shall consider all technical evaluations, all relevant factors, and standards specified in this Article, and the following:

(a) The danger that materials may be swept onto other lands to the injury of others;

(b) The danger to life and property due to flooding or erosion damage;

(c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner and occupants;

(d) The importance of the services provided by the proposed facility to the community;

(e) The necessity to the facility of a waterfront location, where applicable;

(f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

(g) The compatibility of the proposed use with existing and anticipated development;

(h) The relationship of the proposed use to the comprehensive plan and floodplain management program;

(i) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(j) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

(k) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
(2) Additional Guidelines and Requirements for Variances to the Provisions of this Article. In addition to the variance criteria in Article 6, the review body shall address the provisions of this Section.

(a) Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the items in Subsection (1) of this Section have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.

(b) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

(c) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(d) Variances to the provisions of this Article shall only be issued upon findings of:

(i) A showing of good and sufficient cause;

(ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant;

(iii) A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense; create nuisances; cause fraud on or victimization of the public in consideration of the factors of Subsection (1) of this Section; or conflict with existing local laws or ordinances.

(e) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

(f) Variances may be issued for non-residential buildings in very limited circumstances to allow a lesser degree of flood-proofing than watertight or dry-proofing, where it can be determined that such action will have low damage potential, comply with all other provisions of this Subsection other than (a), and otherwise comply with the provisions of Section 13.252 (Anchoring) and 13.253 (AH Zone Drainage).
(3) **Exceptions for Historic Properties.** Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties in accordance with Article 6, without regard to the additional provisions of Subsections (1) and (2) of this Section. In such case, the variance shall be part of the review and approval by the Historic Buildings and Sites Commission required in Article 13.400 of this Code. In addition:

(a) Such variances shall be only the minimum deviation from NFIP criteria that is necessary to assure that the historic character and design is not destroyed; and

(b) The variance must not preclude the continued designation of the structure as a historic structure.

Any measures that can be taken to reduce future flood damage consistent with this Subsection shall be required, such as elevating an air conditioner or using flood-resistant materials.

(4) **Conditions Attached to Variances.** Upon consideration of the factors in Subsection (1) and the purposes of this Code and Article, if a variance is granted, the review body may attach conditions to the variance as it deems necessary to further the purposes of this Code.

(5) **Notification of Effect on Flood Insurance Rates.** Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation.

(6) **Record-Keeping.** The Director shall maintain the records of all variances and shall report any variances to the Federal Insurance Administration upon request.

13.247 **Appeals.** Appeals to interpretations of the provisions of this Article or determinations regarding the application of the provisions of this Article shall be undertaken in as provided in Article 10 of this Code. The Director shall maintain the records of all appeal actions and shall report any appeal actions to the Federal Insurance Administration upon request.

13.250 **Provisions for Flood Hazard Reduction.**

13.251 **General Standards.** In all areas of special flood hazards, the standards set forth in this Article are required.

13.252 **Anchoring.**

(1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
(2) All manufactured homes shall likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

13.253 **AH Zone Drainage.** Adequate drainage paths are required on slopes to guide floodwaters around and away from proposed structures.

13.254 **Construction Materials and Methods.**

(1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(3) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

13.255 **Utilities and Services.**

(1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

(2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters;

(3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the requirements of the Oregon Department of Environmental Quality.

13.256 **Subdivision and Development Proposals, Partitions, and Planned Unit Developments.**

No proposed subdivision or partition of land or planned unit development plan, or other development located within an area of special flood hazard shall be approved without meeting the requirements of this article. All of the applicable mapping and certification requirements of this article shall be met at the Tentative Map, Plat or Plan stage of review for subdivisions, partitions, and planned unit developments (See also Article 17, Lots and Creation of Lots, and Article 18, Planned Unit Development.)

(1) All development proposals, including subdivision proposals, shall be consistent with the need to minimize flood damage;
(2) All development proposals, including subdivision proposals, shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

(3) All development proposals, including subdivision proposals, shall have adequate drainage provided to reduce exposure to flood damage; and

(4) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for development proposals, including subdivision proposals, which have the potential for 5 dwelling units or more or contain 1 acre or more, whichever is less.

13.257 Review Where Elevation Data Not Available. Where elevation data is not available through the Flood Insurance Study FIRM, or another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate the lowest floor at least two feet above grade in these zones may result in higher insurance rates.

13.260 Specific Standards.

In all areas of special flood hazards where base flood elevation data has been provided (Zones A1-30, AH, and AE) as set forth in Section 13.232 (Basis for Establishing the Areas of Special Flood Hazard) or Section 13.245(2) (Use of Other Base Flood Data), the following provisions are required.

13.261 Residential Construction.

(1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation.

(2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

(a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(b) The bottom of all openings shall be no higher than one foot above grade.

(c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
13.262 Non-Residential Construction.

(1) New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

(a) Be flood proofed so that the structure is watertight with walls substantially impermeable to the passage of water to a level of one foot above the base flood elevation;

(b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

(c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall also provide that the provisions of 13.254 are satisfied. Such certifications shall be provided to the Director as set forth in Section 13.245(3)(b).

The certification by a registered professional engineer or architect shall specify that the flood proofed methods for any commercial or industrial structure are adequate to withstand the flood depths, pressures, velocities, impacts and uplift forces and other factors associated with the base flood.

(2) Non-residential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in Section 13.261(2).

(3) Applicants flood proofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level (e.g. a building flood proofed to the base flood level will be rated as one foot below that level).

13.263 Manufactured Homes.

(1) All manufactured homes to be placed or substantially improved on sites listed below shall be elevated on a permanent foundation such that the finished floor of the manufactured home is elevated to a minimum of 18 inches (46 cm) above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement:

(NOTE: See 2002 Oregon Manufactured Dwelling and Parks Specialty Code, Chapter 3 Manufactured Dwelling Installations and Chapter 10 Manufactured Dwelling Park Construction. That code also includes the following provisions: 3-2.4.1.(b)1 requires that the top of the dwelling stand be at least
one foot above base flood elevation unless openings are provided per FEMA Technical Bulletin 1-93. 10-2.2(d) specifies that manufactured dwelling parks or park expansions shall not be permitted in a flood hazard area unless the stands are elevated above the base flood elevation).

(a) Outside of a manufactured home park or manufactured home subdivision;

(b) In a new manufactured home park or manufactured home subdivision;

(c) In an expansion to an existing manufactured home park or manufactured home subdivision;

(d) In an existing manufactured home park or manufactured home subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood.

(2) Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or manufactured home subdivision within Zones A1-30, AH, and AE on the community’s FIRM that are not subject to the above manufactured home provisions shall be elevated so that either:

(a) The finished floor of the manufactured home is elevated to a minimum of 18 inches (46 cm) above the base flood elevation; or

(b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

13.264 Recreational Vehicles. Any recreational vehicle placed on a site within Zones A1-30, AH, AE shall either:

(1) Be on the site for fewer than 180 consecutive days;

(2) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, with no permanently attached additions;

(3) Meet the requirements of 12.263 above and the elevation and anchoring requirements for manufactured homes; or

(4) Be stored within a fully enclosed building that is flood proofed or elevated in accordance with the requirements of Section 13.262.

Nothing in the Section is intended to authorize the use of a recreational vehicle in a manner otherwise prohibited by this Code or other laws.
Crawlspaces and Below-Grade Crawlspaces. At-grade crawlspaces are the preferred method of crawlspace construction within flood hazard areas. However, below-grade crawlspaces are permitted, and are not considered basements, if all of the following are satisfied. See Figures 13-1, 13-2 and 13-3.

Otherwise, below-grade crawlspaces are considered basements and subject to applicable requirements for basements. A basement floor is considered the lowest floor (see definition) and must meet requirements for the lowest floor.

(1) Except as provided in this paragraph, because of hydrodynamic loads, the velocity of floodwaters at the site shall not exceed 5 feet per second where a below-grade crawlspace is used. For velocities in excess of 5 feet per second, other foundation types shall be used, or the design shall be approved and stamped by a qualified registered architect or professional engineer. Other types of foundations are recommended for these areas.

The determination of velocity shall be based on the mean floodway velocity in Table 6 of the Flood Insurance Study for Josephine County and Incorporated Areas with a December 3, 2009 effective date where that information is available.

In areas where the mean floodway velocity may exceed 5 feet per second and flood velocity information is not available, such as for the floodway fringe, flood velocity at the building site shall be determined by an engineer knowledgeable in hydraulics and hydrology who is qualified to determine flood velocities at the building site, unless the Building Official determines flood velocities at the building site do not exceed 5 feet per second based on accepted practices or presumptive determinations in accordance with NFIP standards.

(2) The building must be designed and adequately anchored to resist or eliminate flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings described in Subsection (3) of this Section.

(3) Below-grade crawlspaces (and other crawlspace designs) are enclosed areas below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening shall be no more than 1 foot above the lowest adjacent exterior grade.

(4) For all crawlspaces, portions of the building below base flood elevation shall be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that are below the base flood elevation. If flood-resistant materials are not used for building elements, those elements shall be elevated above base flood elevation. The recommended construction practice is to elevate the bottom of joists and all
insulation at least one foot above base flood elevation. Most types of insulation are not flood-resistant materials.

Flood-resistant materials shall be determined and where used, shall be in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, August 2008, or as revised.

(5) Any building utility systems within a crawlspace shall be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the base flood elevation or sealed from floodwaters.

FEMA Bulletin 348, Protecting Building Utilities from Flood Damage, provides detailed guidance on designing and constructing flood-resistant utility systems.

(NOTE: Section R324.1.5 of the residential Building Code also addresses mechanical and electrical systems. Section 7 and Table 7-1 of ASCE Standard 24-05, Flood Resistant Design and Construction, also address utility requirements and may include requirement for elevation higher than base flood elevation for certain situations).

(6) The interior grade of a below-grade crawlspace below the base flood elevation shall not be more than 2 feet below the lowest adjacent exterior grade as shown in Figure 13-3.

(7) The height of a below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall shall not exceed 4 feet at any point as shown in Figure 13-3. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.

(8) The drainage system shall be designed to remove floodwaters from the interior area of the crawlspace in a maximum time of 72 hours. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Options include, but are not limited to, natural drainage through porous, well-drained soils, drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means. The drainage system shall be a system approved by the Building Official or shall be designed and stamped by the applicant’s engineer.

(NOTE: Buildings that have below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction with the interior elevation at or above the lowest adjacent grade, even when the crawlspace meets the requirements of this section and FEMA Technical Bulletin 11-01. Buildings with below-grade crawlspaces currently cannot be rated by an insurance agent using the NFIP Flood Insurance Manual. They must be submitted for a special rating under the “Submit-to-Rate” process by underwriters knowledgeable in this type of construction).
Figure 13-1. Preferred Crawlspace Construction

Figure 13-2. Below-Grade Crawlspace Construction

Figure 13-3. Requirements for Below-Grade Crawlspace Construction
13.270 Floodways.

Located within areas of special flood hazard are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the provisions of this Section apply.

13.271 Designated Floodways.

(1) Except as provided in Section (3) below, encroachment, fill, new construction, substantial improvements or other development shall not occur within a floodway designated by Flood Insurance Study or Flood Insurance Rate Maps unless a technical evaluation is performed and certified by a registered professional civil engineer, and demonstrates through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that encroachments, including any surrounding property modifications or improvements, shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) If subsection (1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this code.

(3) Projects for stream habitat restoration may be permitted in the floodway provided:

(a) The project qualifies for a Department of the Army, Portland District Regional General Permit for Stream Habitat Restoration (NWP-2007-1023); and

(b) A qualified professional (a Registered Professional Engineer; or staff of NRCS; the county, or fisheries, natural resources, or water resources agencies) has provided a feasibility analysis and certification that the project was designed to keep any rise in 100-year flood level as close to zero as practically possible given the goals of the project; and

(c) No structures would be impacted by a potential rise in flood elevation; and

(d) An agreement to monitor the project, correct problems, and ensure that flood carrying capacity remains unchanged is included as part of the local approval.

(4) New installation of manufactured dwellings is prohibited, except as provided in this Section (as regulated by the 2002 Oregon Manufactured Dwelling and Park Specialty Code). Manufactured dwellings may only be located in floodways according to one of the following conditions:
(a) If the manufactured dwelling already exists in the floodway, the placement was permitted at the time of the original installation, and the continued use is not a threat to life, health, property, or the general welfare of the public; or

(b) A new manufactured dwelling is replacing an existing manufactured dwelling whose original placement was permitted at the time of installation and the replacement home will not be a threat to life, health, property, or the general welfare of the public, and it meets the following criteria:

(i) As required by 44 CFR Chapter 1, Subpart 60.3(d)(3), it must be demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the manufactured dwelling and any accessory buildings, accessory structures, or any property improvements (encroachments) will not result in any increase in flood levels during the occurrence of the base flood elevation;

(ii) The replacement manufactured dwelling and any accessory buildings or accessory structures (encroachments) shall have the finished floor elevated a minimum of 18 inches (46 cm) above the base flood elevation as identified on the Flood Insurance Rate Map;

(iii) The replacement manufactured dwelling is placed and secured to a foundation support system designed by an Oregon professional engineer or architect and approved by the Community Development Department;

(iv) The replacement manufactured dwelling, its foundation supports, and any accessory buildings, accessory structures, or property improvements (encroachments) do not displace water to the degree that it causes a rise in the water level or diverts water in a manner that causes erosion or damage to other properties;

(v) The location, use, and improvements of a replacement manufactured dwelling complies with all provisions of this Code, other applicable Codes, and any conditions of approval; and

13.272 Floodways Not Designated.

(1) In areas where a regulatory floodway has not been designated in the Flood Insurance Study or on the Flood Insurance Rate Maps, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the Flood Insurance Rate Map, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated
development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(2) Development shall not occur on any floodplain lands, where a floodway has not been designated for that reach of a stream or river in the Flood Insurance Study referenced in Section 13.232 of this Code unless:

(a) The Director has evidence which in his judgment would indicate the proposed development site is located in an area of shallow flooding, and the proposed development complies with the provisions of Section 13.280 and will not divert the flood or cause a rise in the level of the discharge above the base flood elevation; or

(b) A technical study is completed which establishes the probable location of the floodway as defined in this Code, and the proposed development complies with the applicable provisions of this Code, whether it is within the floodway or the floodway fringe.

(3) If a technical study is completed under the requirements of this section, demonstrating that the encroachment will not increase the flood levels, any permitted construction or substantial improvements shall comply with all other applicable standards of this Code.

13.280 Standards for Shallow Flooding Areas (AO Zones).

Shallow flooding areas appear on Flood Insurance Rate Maps as AO zones with depth designations. The base flood depths in these ones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

(1) **Residential Structures.** New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the Flood Insurance Rate Map, or at least two feet above the highest grade adjacent to the building if no depth number is specified.

(2) **Nonresidential Structures.** New construction and substantial improvements of nonresidential structures within AO zones shall either:

(a) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, a minimum of one foot above the depth number specified on the Flood Insurance Rate Map, or at least two feet above the highest grade adjacent to the building if no depth number is specified; or

(b) Together with attendant utility and sanitary facilities, be completely flood proofed to a minimum of one foot above the depth number specified on the Flood Insurance Rate Map, or at least two feet above
the highest grade adjacent to the building if no depth number is specified, so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in Section 13.262.

13.290 Critical Facilities and Essential Facilities

13.291 Critical Facilities.

(1) It is recommended that construction of new critical facilities is, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) also known as the 100-year floodplain.

(2) It is recommended that construction of new critical facilities occur within the SFHA only if no feasible alternative site is available.

(3) The following are recommended when Critical Facilities are constructed within the SFHA. Recommendations in this Section do not affect other mandatory provisions of this Code or other applicable codes.

   (a) It is recommended that Critical Facilities constructed within the SFHA have the lowest floor elevated a minimum of three feet or to the height of the 500-year flood, whichever is higher.

   (b) It is recommended that access to and from the critical facility should also be protected to the height utilized above. When those heights are not feasible, it is at least recommended that access routes be elevated to or above the level of the base flood elevation to all critical facilities to the extent possible.

(4) Flood proofing and sealing measures should be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

13.292 Essential Facilities.

(1) Siting and construction of Essential Facilities, as defined in the State Building Code, shall comply with the applicable provisions of the State Building Code, and other documents adopted by reference in the State Building Code, such as the ASCE Standards.
13.300 Medical Overlay District

13.310 Purpose. The medical overlay district is intended to provide land for needed medical facilities within the Grants Pass community. It allows siting of medical uses surrounding a core hospital. It is designed to provide the type of environment suitable for development of medical services and related activities, while reducing the conflicts between uses through appropriate designs.

13.311 Effect. The medical overlay district overlays other zoning districts shown on the zoning district map. The overlay district has the effect of permitting those medical uses listed in Section 13.320 below within the district, notwithstanding that those uses may or may not be permitted within the underlying zone. All other uses permitted within the underlying zone are equally permitted within the overlay district. Except as provided in Section 13.325, all standards of the underlying zone, such as setbacks, heights, landscaping, and signage, apply to any use within the district. Where there are conflicts between the development standards of the base zone and those for lands and uses within a Medical Overlay District, the standards of the Medical Overlay District shall govern.

13.312 Location. The medical overlay district is designated on an overlay map to the Zoning District Map. The following medical overlay maps are hereby incorporated into this Article by reference.

MOD-1. Washington Boulevard Medical Overlay District (MOD)

MOD-2. Three Rivers Medical Overlay District (MOD)

An overlay district may be created or amended as provided in Section 4.050 of this Code.

13.320 Permitted Uses. The following uses are permitted, along with their accessory uses, within the medical overlay district, notwithstanding that they may or may not be permitted in the underlying zone. For purposes of this Article, they are known as "medical uses".

(1) Hospitals
(2) Clinics
(3) Medical Offices
(4) Medical Laboratories
(5) Ambulance or Paramedic Services
(6) Medical Helipads
(7) Parking lots to serve one or more of the above.
(8) Pharmacies or retail sale or rental of durable medical goods, except when they are not a permitted use in the underlying zone and the property abuts a residentially-zoned property outside the medical overlay district.

13.325 Special Development Standards for All Uses within Medical Overlay Districts. The development standards in Schedule 13-1 apply to all uses located within Medical Overlay Districts and supersede the applicable development standards of the underlying base zoning district.

| Schedule 13-1. Special Development Standards for All Uses Located within Medical Overlay Districts |
| Maximum Building or Structure Height | Additional Height-Based Side and Rear Yard Setbacks for All Uses within a Medical Overlay District that abut a Residential Zone |
| 65 feet* | Where a side and/or rear property line of a lot or parcel located inside the Three Rivers Medical Overlay District abuts residentially-zoned land located outside the district, there shall be a special setback from side and/or rear property lines for the lot or parcel within the Medical Overlay District. |
| * Any gabled or hipped roof feature having a roof pitch greater than 5:12 may exceed the maximum height by two additional feet for each additional whole unit of rise per 12 units of run, up to a maximum of 16 additional feet. | The special setback shall only apply to those portions of buildings which exceed the maximum height established in the underlying base zone in which the lot or parcel is located. |
| Where applicable, the special setback shall be applied, in addition to the minimum setback of the underlying zone, such that for each additional foot in height over the maximum height in the underlying zone, there shall be an additional setback of one-half (1/2) foot. | Note 1: Flagpoles, masts, aerials, elevator shafts and cooling towers may exceed this height. |
| Note 2: No portion of the structure may be constructed within a required zone buffer setback. | See Concept Sketch: Side and Rear Yard Setback. |
| See Section 12.400 for general exceptions to setback requirements. |
13.330 Siting a Medical Use within a Medical Overlay District

13.331 Review Procedure Schedule.

Applications for siting a medical use within an existing medical overlay district shall be processed according to Schedule 13-2 as follows:

<table>
<thead>
<tr>
<th>Schedule 13-2. Procedures for Medical Overlay Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical use adjacent to an underlying residential zone:</td>
</tr>
<tr>
<td>Medical Helipads</td>
</tr>
<tr>
<td>All other medical uses</td>
</tr>
</tbody>
</table>

13.332 Criteria for Approval.

The review body may approve, approve with conditions, or deny an application for siting a medical use within an existing medical overlay district based on the following criteria:

(1) The development meets the criteria of Section 19.042 or Section 19.052 of this Code, as applicable.
(2) Where the property abuts an underlying residential zone that is not within the overlay district, a type D-1 or D-2 buffer shall be provided in accordance with Section 23.034, Schedule 23-4. The review body may modify this requirement where an existing structure would not meet the required setbacks.
13.411 **Purpose.** The purpose of this section is to:

(1) Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the City's and County's cultural, social, economic, political and architectural history;

(2) Safeguard the City's and County's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

(3) Complement any National Register historic designations within the area subject to the City’s historic resource protection program;

(4) Stabilize and improve property values in such districts;

(5) Foster civic pride in the beauty of historic buildings, structures, sites, signage and noble accomplishments of the past;

(6) Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

13.412 **Definitions.** For the purposes of this section only, the following terms are defined as indicated:

(1) **Alteration (Exterior):** The addition to, removal of or from, or physical modification or repair of, any exterior part or portion of a Landmark or structures in an Historic or Conservation District. Signs shall be considered a form of alteration and shall be treated as such.

(2) **Architectural Significance:** The structure, site, signage or district:

   (a) portrays the environment of a group of people in an era of history characterized by a distinctive architectural style;

   (b) embodies those distinguishing characteristics of an architectural-type specimen;

   (c) is the work of an architect or master builder whose individual work has influenced the development of the City; or

   (d) contains elements of architectural design, detail, materials or craftsmanship which represent a significant innovation.

(3) **Certificate of Appropriateness (COA):** A document issued by the Historic Preservation Officer indicating that the applicant has satisfactorily met the provisions of the Grants Pass Development Code for the alteration, relocation, or demolition of a Landmark.
(4) **Conservation District**: A definable area containing historic sites, buildings or structures or groups of historic buildings, sites or structures separated geographically but linked by the history of the community's development, by natural features such as topography, parks or public open spaces, or by other significant physical features or historic events.

(5) **Demolish**: To raze, destroy, dismantle, deface or in any other manner cause partial or total ruin of a designated Landmark, structure, site or signage in a Historic or Conservation District.

(6) **Exterior**: Any portion of the outside of a Landmark or building or structure in a Historic or Conservation District, or any addition thereto.

(7) **Historical Buildings and Sites Commission**: The review authority for items requiring approval under Section 13.440, Historic Districts, of this Code. The Commission shall consist of seven individuals who have been appointed by the Mayor and City Council and shall consist of the members specified in Section 7.061 of this Code.

(8) **Historic District**: A relatively compact, definable geographic area possessing an obvious concentration, linkage or continuity of sites, buildings or structures united by past events, architectural styles, construction features or other physical features illustrative of the community's historic development.

(9) **Historic Preservation Officer**: The city official responsible for the administration of the historic preservation regulations contained in the Development Code.

(10) **Historic Resource**: A building, structure, object, site, or district that is at least fifty (50) years old or is of exceptional significance and potentially meets the age, integrity, and significance criteria for listing in the Local Landmark Register.

(11) **Historic Resources Survey**: The record of buildings, structures, objects, and sites recorded by the City of Grants Pass used to identify historic resources potentially eligible for listing in the Local Landmark Register.

(12) **Historical Significance**: The structure, district, site or signage:

   (a) has character, interest or value, as part of the development, heritage or cultural characteristics of the City, County, State or Nation;

   (b) is the site of an historic event with an effect upon society;

   (c) is identified with a person or group of persons who had some influence on society; or

   (d) exemplifies the cultural, political, economic, social or historic heritage of the community.
(13) **Landmark:** Any improvement, any part of which is 50 years old or older which has a special character or special historic interest or aesthetic interest, or value which is part of the heritage of the City or County that has been officially designated on the Local Landmark Register and set aside for conservation or preservation.

(14) **Local Landmark Register:** The list of historic resources officially recognized by the City of Grants Pass as important to its history and afforded protection under the Development Code.

(15) **National Register of Historic Places:** The nation’s official list of buildings, structures, sites, objects, and districts important in the nation’s history and maintained by the National Park Service in Washington, D.C., and hereinafter referred to as the “National Register.” Historic resources listed in the National Register are referred to as “Historic Resources of Statewide Significance” in Oregon Revised Statutes.

13.420 District Types and Map

13.421 Historic Types.

(1) The Historic Map shall allow for the designation of:

   (a) Areas with a high concentration of historic structures, designated "Historic Districts;"

   (b) Areas with a lower concentration of historic structures, designated "Conservation Districts;" and

   (c) Structures, sites or signage of historic or architectural significance not located in a Historic or Conservation District, designated as "Landmarks."

(2) Historic Review shall apply to the following:

   (a) Historic Districts, designated in accordance with this section; and

   (b) Conservation Districts, designated in accordance with this section; and

   (c) Landmarks, sites or signs, designated in accordance with this section.

13.422 Historic Districts and Historic District Maps. The following Historic Districts are depicted in Figure 13.400-1.

(1) **Grants Pass Downtown Local Historic District.** The Grants Pass Downtown Historic District is a Local Historic District (a Conservation District as defined in 13.412(4)). It is a “locally significant historic resource” as defined in OAR 660-023-0200(1). It is an overlay zone with boundaries shown in Figure 13.400-1. Properties within this Local Historic District are subject to the provisions of Section 13.400. “Opt Out” properties shown on the map and
listed in Schedule 13.400-1 refused to consent to inclusion in this Local
Historic District as described in Section 4.046 of this Code. They are not
subject to the local regulations which apply to historic resources, including
provisions of Section 13.400, unless such property is designated as a Local
Landmark, National Landmark, or within a National Register Historic
District, in which case applicable provisions of this Code and OAR 660-023-
0200 apply.

(2) National Register of Historic Places: G Street Historic District. The G Street
Historic District is a National Historic District listed on the National Register
of Historic Places. It is a “National Register Resource” as defined in OAR
660-023-0200(1).

In accordance with OAR 660-023-0200(8), a local government must protect National
Register Resources as specified in 660-023-0200(8)(a) and may apply additional
protection measures as specified in OAR 660-023-0200(8)(b). As specified in OAR
660-023-0200(12), OAR 660-023-0200(8) applies directly to local government
permit decisions until the local government has amended its land use regulations as
required by OAR 660-023(8)(c).
Figure 13.400-1. Grants Pass Historic Districts

LEGEND

- Grants Pass G Street National Register Historic District
- Grants Pass Downtown Local Historic District (a Conservation District)
- Local Historic District “Opt Out” Properties (refusal to consent to inclusion per GPDC Section 4.046)
**Schedule 13.400-1. Key to Grants Pass Downtown Local Historic District “Opt Out” Properties**

*(Refusal to consent to inclusion per GPDC Section 4.046)*

<table>
<thead>
<tr>
<th>MAP REFERENCE NUMBER</th>
<th>ASSESSOR'S DATABASE MAP &amp; TAX LOT NUMBER 1/2018</th>
<th>ASSESSOR'S PRIMARY SITUS ADDRESS 1/2018</th>
<th>ADDITIONAL / ALTERNATE STREET ADDRESSES PER 911 ADDRESS DATABASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>36-05-18-41-7900</td>
<td>333 SW 5th St</td>
<td>333 SW 5th Street</td>
</tr>
<tr>
<td>2</td>
<td>36-05-17-23-11800</td>
<td>301 NE 6th St</td>
<td>301 NE 6th Street</td>
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<tr>
<td>3</td>
<td>36-05-17-23-11900*</td>
<td>301 NE 6th St</td>
<td>301, 305 NE 6th Street</td>
</tr>
<tr>
<td>4</td>
<td>36-05-17-32-2380</td>
<td>111 SE 6th St</td>
<td>111 SE 6th Street</td>
</tr>
<tr>
<td>p/o 5</td>
<td>36-05-17-32-2300</td>
<td>115 SE 6th St</td>
<td>115, 117, 119, 121 SE 6th Street</td>
</tr>
<tr>
<td>p/o 5</td>
<td>36-05-17-32-2300</td>
<td>115 SE 6th St</td>
<td>124, 130, 138, 144, 150, 160, 164, 168 SE G St</td>
</tr>
<tr>
<td>6</td>
<td>36-05-17-32-6300</td>
<td>201 SE 6th St</td>
<td>201, 215 (#201), 215 (#307), 215 (#401) SE 6th St</td>
</tr>
<tr>
<td>7</td>
<td>36-05-17-32-6400</td>
<td>217 SE 6th St</td>
<td>217 SE 6th Street</td>
</tr>
<tr>
<td>8</td>
<td>36-05-18-41-8600</td>
<td>401 SE 6th St</td>
<td>401, 405 SE 6th Street</td>
</tr>
<tr>
<td>9</td>
<td>36-05-18-41-8700</td>
<td>409 SE 6th St</td>
<td>409, 413 SE 6th Street</td>
</tr>
<tr>
<td>10</td>
<td>36-05-18-41-7600</td>
<td>308 SW 6th St</td>
<td>306, 308, 310 SW 6th Street</td>
</tr>
<tr>
<td>11</td>
<td>36-05-18-41-10000</td>
<td>420 SW 6th St</td>
<td>420 SW 6th Street</td>
</tr>
<tr>
<td>12</td>
<td>36-05-17-32-6200</td>
<td>111 SE G St</td>
<td>111, 113, 115, 117, 119 SE G Street</td>
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<tr>
<td>p/o 13</td>
<td>36-05-18-41-101</td>
<td>144 SW G St</td>
<td>101, 103, 105, 107 SW 4th Street</td>
</tr>
<tr>
<td>p/o 13</td>
<td>36-05-18-41-101</td>
<td>144 SW G St</td>
<td>144, 150, 180, 204, 208, 212, 216, 218, 220, 224, 226, 230 SW G Street</td>
</tr>
<tr>
<td>p/o 13</td>
<td>36-05-18-41-101</td>
<td>144 SW G St</td>
<td>198 SW 6th Street</td>
</tr>
<tr>
<td>14</td>
<td>36-05-17-32-6800</td>
<td>132 SE H St</td>
<td>132, 138 SE H Street</td>
</tr>
<tr>
<td>15</td>
<td>36-05-17-32-6900</td>
<td>138 SE H St</td>
<td>140, 142 SE H Street</td>
</tr>
<tr>
<td>16</td>
<td>36-05-18-41-7700</td>
<td>117 SW H St</td>
<td>117, 119, 121, 123 #A, 123 #B SW H Street</td>
</tr>
<tr>
<td>17</td>
<td>36-05-18-41-6400</td>
<td>229 SW H St</td>
<td>229 SW H Street</td>
</tr>
<tr>
<td>18</td>
<td>36-05-18-41-5500*</td>
<td>305 SW H St</td>
<td>305 SW H Street</td>
</tr>
<tr>
<td>19</td>
<td>36-05-18-41-8000</td>
<td>128 SW I St</td>
<td>128 SW I Street</td>
</tr>
</tbody>
</table>

*This tax lot is split by the Local Historic District boundary. The portion of the site outside the boundary is a parking lot.

**NOTE:** Addresses and Map & Tax Lot Numbers are not legal descriptions, and as a result they are subject to change. This table is provided for reference only. The map is the official designation of the districts and “opt-out” properties. In the event of a conflict between the map and the table, the map shall govern. In the event of a conflict within the table, the map & tax lot numbers shall govern over street addresses.
13.423 Historic Landmarks.

(1) Local Landmarks. Local Landmarks are “local significant historic resources” as defined in OAR 660-023-0200(1). They are designated as an overlay zone which applies to the Local Landmarks listed in Schedule 13.400-2. Local landmarks are subject to the provisions of Section 13.400.

(2) National Register Landmarks. National Landmarks are listed on the National Register of Historic Places. They are “National Register Resources” as defined in OAR 660-023-0200(1).

National Register Landmarks within the Grants Pass planning area which were on the National Register of Historic Places at the time of the applicable code amendment are identified in Schedule 13.400-2 for convenience. However, the National Register of Historic Places provides the official list of these properties.

In accordance with OAR 660-023-0200(8), a local government must protect National Register Resources as specified in 660-023-0200(8)(a) and may apply additional protection measures as specified in OAR 660-023-0200(8)(b). As specified in OAR 660-023-0200(12), OAR 660-023-0200(8) applies directly to local government permit decisions until the local government has amended its land use regulations as required by OAR 660-023(8)(c).
## Schedule 13.400-2. Historic Landmarks

### Local Landmarks and Landmarks on the National Register of Historic Places within the Grants Pass Planning Area

*(See notes which follow table)*

<table>
<thead>
<tr>
<th>1981 Historic Inventory Address</th>
<th>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS) (Properties may also have additional addresses).</th>
<th>Assessor’s Map &amp; Tax Lot, 1/2018</th>
<th>Approximate Year Built per Inventory/ies</th>
<th>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</th>
<th>Local Landmark</th>
<th>National Register Landmark</th>
<th>Landmark also in Local Hist. Dist.</th>
<th>Landmark also in National Hist. Dist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>730 NW 2nd Street</td>
<td>730 NW 2nd Street</td>
<td>36-5-18-11-4400</td>
<td>T.F. Croxton House, Leroy Tillery owner in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>214 NW 3rd Street</td>
<td>214 NW 3rd Street</td>
<td>36-5-18-14-9100</td>
<td>Dwelling, Walter J. and Theresa A Cannon owners in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>612 NW 3rd Street (per 1981 inventory detail page, correct)</td>
<td>612 NW 3rd Street</td>
<td>36-5-18-11-9800</td>
<td>Michael Clemens House (See 1981 Inventory Sheet 9-49.3)</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>612 NW “A” Street (per 1981 inventory summary page, incorrect)</td>
<td>612 NW “A” Street</td>
<td></td>
<td>(See also listing and notes for 612 NW “A” Street. The Clemens House was previously referenced to that address in error). Address correction made to local landmark list in 2018.</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>214 SW 4th</td>
<td>36-5-18-41-4300</td>
<td>Grants Pass City Hall &amp; Fire Station (Listed as 4th and H Street in National Register materials)</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>604 NW 4th Street</td>
<td>604 NW 4th Street</td>
<td>36-5-17-22-14400</td>
<td>Smith Home, Tom Turner owner in 1981</td>
<td>Y</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>716 NW 4th Street</td>
<td>716 NW 4th Street</td>
<td>36-5-17-22-10500</td>
<td>George Cramer House</td>
<td>Y</td>
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<tr>
<td>724 NW 4th Street</td>
<td>724 NW 4th Street</td>
<td>36-5-17-22-10600</td>
<td>Robert &amp; Lucy McLean House</td>
<td>Y</td>
<td>Y</td>
<td></td>
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<tr>
<td>750 NW 4th Street</td>
<td>750 NW 4th Street</td>
<td>36-5-17-22-11100</td>
<td>James Olson House (Sutton House)</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS)</td>
<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
<td>Approximate Year Built per Inventory/ies</td>
<td>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</td>
<td>Local Landmark</td>
<td>National Register Landmark</td>
<td>Landmark also in Local Hist. Dist.</td>
<td>Landmark also in National Hist.</td>
</tr>
<tr>
<td>--------------------------------</td>
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</tr>
<tr>
<td>751 NW 4th Street</td>
<td>751 NW 4th Street</td>
<td>36-5-17-22-9100</td>
<td>L.B. Hall House, Grover House</td>
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<tr>
<td>757 NW 4th Street</td>
<td>757 NW 4th Street</td>
<td>36-5-17-22-9000</td>
<td>James Martin, Postmaster in 1981</td>
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<td></td>
<td></td>
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<tr>
<td>758 NW 4th Street</td>
<td>758 NW 4th Street</td>
<td>36-5-17-22-11200</td>
<td>Frank Mashburn Home in 1981</td>
<td></td>
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<tr>
<td>612 NW 5th Street</td>
<td>612 NW 5th Street</td>
<td>36-5-17-22-14500</td>
<td>George Calhoun House</td>
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<td>Y</td>
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<tr>
<td>830 NW 5th Street</td>
<td>830 NW 5th Street</td>
<td>36-5-17-22-7300</td>
<td>Margaret Higgins owner in 1981</td>
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<tr>
<td>508 SW 5th Street</td>
<td>508 SW 5th Street</td>
<td>36-5-18-41-12900</td>
<td>Claus &amp; Hannchen Schmidt House, Historical Society</td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>605 NE 6th Street</td>
<td>128 NE “B” Street</td>
<td>36-5-17-23-2000</td>
<td>Newman (United) Methodist Church (Listed as 128 NE “B” Street in National Register materials).</td>
<td></td>
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<tr>
<td>140 NW 6th Street</td>
<td>132 NW 6th Street</td>
<td>36-5-17-32-2100</td>
<td>US Post Office</td>
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<tr>
<td>208 NW 6th Street</td>
<td>208 NW 6th Street</td>
<td>36-5-17-23-18200</td>
<td>First National Bank of Southern Oregon</td>
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<tr>
<td>306 NW 6th Street</td>
<td>306 NW 6th Street</td>
<td>36-5-17-23-11300</td>
<td>Redwoods Hotel (listed as 310 NW 6th St in National Register Materials)</td>
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<td>Y</td>
<td>Y</td>
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<tr>
<td>512 NW 6th Street</td>
<td>500 NW 6th Street</td>
<td>36-5-17-23-2900</td>
<td>Josephine County Courthouse</td>
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<tr>
<td>720 NW 6th Street</td>
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<td>36-5-17-22-2500</td>
<td>Dr. William H. Flanagan House</td>
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<tr>
<td>746 NW 6th Street</td>
<td>746 NW 6th Street</td>
<td>36-5-17-22-2700</td>
<td>H.L. Wilson House</td>
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<tr>
<td>762 NW 6th Street</td>
<td>762 NW 6th Street</td>
<td>36-5-17-22-3100</td>
<td>John &amp; Susanna Ahlf House</td>
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<td>Y</td>
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<tr>
<td>N/A</td>
<td>961 SE 8th Street</td>
<td>36-5-19-11-4600 &amp; 4700</td>
<td>Clark-McConnell House</td>
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<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>701 NE 8th Street</td>
<td>701 NE 8th Street</td>
<td>36-5-17-24-2400</td>
<td>Dwelling, owned by Ralph van Delden in 1981</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS) (Properties may also have additional addresses).</td>
<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
<td>Approximate Year Built per Inventory/ies</td>
<td>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</td>
<td>Local Landmark</td>
<td>National Register Landmark</td>
<td>Landmark also in Local Hist. Dist.</td>
<td>Landmark also in National Hist. Dist.</td>
</tr>
<tr>
<td>--------------------------------</td>
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</tr>
<tr>
<td>717 NE 8th Street</td>
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<td>36-5-17-24-2200</td>
<td>1910?</td>
<td>Swacker Home, (demolished circa 2000, between 1998 and 2001). Was removed from local landmark list by Ordinance 13-5590. Resource is now a residence on 745 NE 12th Street (TL 10600), Parcel 1 of Partition Plat 1990-26. Was contiguous and in same ownership as property still addressed as 761 NE 12th St (TL 10604), which is Parcel 1 of Partition Plat 1990-27, divided c1990. This was erroneously removed from the local landmark list by Ordinance 13-5590 and was added back to the local landmark list in 2018.</td>
<td>N</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>860 NE 8th Street</td>
<td>860 NE 8th Street</td>
<td>36-5-17-21-1700</td>
<td>c 1905</td>
<td>Mishler-Collins House</td>
<td></td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>906 NE 8th Street</td>
<td>36-5-17-21-1500</td>
<td>c1865</td>
<td>Dimnick-Judson House</td>
<td>N</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1109 NE 9th Street</td>
<td>1109 NE 9th Street</td>
<td>36-5-8-43-5900</td>
<td>c1900</td>
<td>Dwelling</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>761 NE 12th Street</td>
<td>745 NE 12th Street</td>
<td>36-5-17-11-10600</td>
<td>1930s</td>
<td>County offices in 1981, once served Oregon Department of Forestry. Resource is now a residence on 745 NE 12th Street (TL 10600), Parcel 1 of Partition Plat 1990-26. Was contiguous and in same ownership as property still addressed as 761 NE 12th St (TL 10604), which is Parcel 1 of Partition Plat 1990-27, divided c1990. This was erroneously removed from the local landmark list by Ordinance 13-5590 and was added back to the local landmark list in 2018.</td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>122 NE “A” Street</td>
<td>122 NE &quot;A&quot; Street</td>
<td>36-5-17-22-800</td>
<td>c1910</td>
<td>McKinsony House</td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>303 NE “A” Street</td>
<td>303 NE &quot;A&quot; Street</td>
<td>36-5-17-23-300</td>
<td>1905?</td>
<td>Dr. F.W. Van Dyke House</td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS)</td>
<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
<td>Approximate Year Built per Inventory/ies</td>
<td>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</td>
<td>Local Landmark</td>
<td>National Register Landmark</td>
<td>Landmark also in Local Hist. Dist.</td>
<td>Landmark also in National Hist. Dist.</td>
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<tr>
<td>1508 NE “A” Street</td>
<td>703 NE Piedmont (was 1510 NE “A”)</td>
<td>36-5-16-23-700</td>
<td>1900</td>
<td>Dwelling in 1981. Appears to have been home on corner lot at 1510 NE “A” Street built in 1900, demolished c. 1995-1997, TL 36-5-16-23-700, now rebuilt and new address of 703 NE Piedmont. Was removed from local landmark list by Ordinance 13-5590.</td>
<td>N</td>
<td></td>
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<tr>
<td>220 NW “A” Street</td>
<td>220 NW “A” Street</td>
<td>36-5-17-22-10200</td>
<td>Ben Spaulding / Millard, (Faith House)</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>310 NW “A” Street</td>
<td>310 NW “A” Street</td>
<td>36-5-17-22-13200</td>
<td>Tom Fry (Esther) owner in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>404 NW “A” Street</td>
<td>36-5-18-11-1700</td>
<td>George H. Lundburg House</td>
<td>N Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>612 NW “A” Street</td>
<td>612 NW “A” Street</td>
<td>36-5-18-11-5800</td>
<td>The Hull &amp; Hull property at this address/tax lot is not a local landmark. The Clemens House at 612 NW 3rd Street on the corner of 3rd and “A” Streets was erroneously listed as 612 NW “A” Street in the local landmark list. The Clemens House at 612 NW 3rd Street is the local landmark, not the Hull &amp; Hull property located at 612 NW “A” Street. Address correction made to local landmark list in 2018.</td>
<td>N</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>N/A</td>
<td>121 NE “B” Street</td>
<td>36-5-17-23-3700</td>
<td>Albert B. and Mary Cornell House</td>
<td>N Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS) (Properties may also have additional addresses).</td>
<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
<td>Approximate Year Built per Inventories</td>
<td>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</td>
<td>Local Landmark</td>
<td>National Register Landmark</td>
<td>Landmark also in Local Hist. Dist.</td>
<td>Landmark also in National Hist.</td>
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<tr>
<td>421 NW “B” Street</td>
<td>421 NW &quot;B” Street</td>
<td>36-5-18-14-900</td>
<td>1929</td>
<td>Amos E. Voorhies House</td>
<td>Y</td>
<td>Y</td>
<td></td>
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<tr>
<td>614 NW “B” Street</td>
<td>614 NW &quot;B” Street</td>
<td>36-5-18-11-9500</td>
<td></td>
<td>Bradley W. Pusschel owner in 1981</td>
<td>Y</td>
<td></td>
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<tr>
<td>619 NW &quot;B&quot; Street</td>
<td>619 NW &quot;B&quot; Street</td>
<td>36-5-18-11-10600</td>
<td></td>
<td>Dwelling. Everett J. &amp; Pearl V. Rosecrans owner in 1981</td>
<td>Y</td>
<td></td>
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<tr>
<td>1800 NE Beacon Drive</td>
<td>1800 NE Beacon Dr</td>
<td>36-5-8-14-1400</td>
<td></td>
<td>Octagon House</td>
<td>Y</td>
<td></td>
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<tr>
<td>331 SW Burgess Street</td>
<td>331 SW Burgess St</td>
<td>36-5-18-43-6200</td>
<td></td>
<td>Diane Masters and Michael Garton owners in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>N/A</td>
<td>127 NW “D” Street</td>
<td>36-5-17-23-10800</td>
<td>1903</td>
<td>Clark-Norton House</td>
<td>N</td>
<td>Y</td>
<td></td>
<td></td>
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<tr>
<td>N/A</td>
<td>118 NW “E” Street</td>
<td>36-5-17-23-11201</td>
<td>1905</td>
<td>Hotel Josephine Annex</td>
<td>N</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>219 NW “E” Street</td>
<td>219 NW &quot;E” Street</td>
<td>36-5-18-14-11000</td>
<td></td>
<td>Was Josephine County Food Center in 1981. Original resource was demolished some time before 1992 historic survey. New office was built in 1999. Was removed from local landmark list in 2018</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>201 Evelyn Street</td>
<td>201 NW Evelyn Street</td>
<td>36-5-17-22-7900</td>
<td></td>
<td>Dwelling</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>314 NE Fetznier Street</td>
<td>314 NE Fetznier Street</td>
<td>36-5-17-21-700</td>
<td>1893-94</td>
<td>Joseph Fetznier House</td>
<td>Y</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>989 Fruitdale Drive</td>
<td>989 Fruitdale Drive</td>
<td>36-5-20-34-1105</td>
<td>N/A</td>
<td>This address was added to the landmark list in error. There is no local landmark on this property. The correct resource is the P.P. Proctor Home located at 995 Fruitdale Drive. See notes for Proctor Home listing. Address correction to local landmark list in 2018.</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 1981 Historic Inventory Address

<table>
<thead>
<tr>
<th>1981 Historic Inventory Address</th>
<th>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS) (Properties may also have additional addresses).</th>
<th>Assessor’s Map &amp; Tax Lot, 1/2018</th>
<th>Approximate Year Built per Inventory(ies)</th>
<th>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</th>
<th>Local Landmark</th>
<th>National Register Landmark</th>
<th>Landmark also in Local Hist. Dist.</th>
<th>Landmark also in National Hist.</th>
</tr>
</thead>
<tbody>
<tr>
<td>“989 Fruitdale Drive (Behind)”, (per 1981 Inventory detail sheet, correct)</td>
<td>995 Fruitdale Drive</td>
<td>36-5-20-34-1104</td>
<td>c1910</td>
<td>P.P. Proctor Home. The 1981 Inventory detail sheet listed the property as “989 Fruitdale Drive (Behind)” without listing a separate address. The 1981 Inventory summary sheet listed the property as 989 Fruitdale Drive. Therefore, 989 Fruitdale Drive was erroneously added to the list of local landmarks. 989 Fruitdale Drive is Lot 2 of Heritage Homes Subdivision (tax lot 1105), while the Proctor Home is located at 995 Fruitdale Drive, which is Lot 1 of Heritage Homes Subdivision (tax lot 1104), a flag lot behind Lot 2. Address correction to local landmark list in 2018.</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>989 Fruitdale Drive, (per 1981 Inventory summary sheet, incorrect)</td>
<td>989 Fruitdale Drive</td>
<td>36-5-20-34-1104</td>
<td>c1910</td>
<td>P.P. Proctor Home. The 1981 Inventory detail sheet listed the property as “989 Fruitdale Drive (Behind)” without listing a separate address. The 1981 Inventory summary sheet listed the property as 989 Fruitdale Drive. Therefore, 989 Fruitdale Drive was erroneously added to the list of local landmarks. 989 Fruitdale Drive is Lot 2 of Heritage Homes Subdivision (tax lot 1105), while the Proctor Home is located at 995 Fruitdale Drive, which is Lot 1 of Heritage Homes Subdivision (tax lot 1104), a flag lot behind Lot 2. Address correction to local landmark list in 2018.</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1650 Fruitdale Drive</td>
<td>1650 Fruitdale Drive</td>
<td>36-5-21-33-3500</td>
<td>1909</td>
<td>George Hamilton House (orchards)</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>125 SE &quot;G&quot; Street</td>
<td>125 SE &quot;G&quot; Street</td>
<td>36-5-17-32-6000</td>
<td></td>
<td>Owl Billiard Parlor</td>
<td>Y</td>
<td></td>
<td></td>
<td>y</td>
</tr>
<tr>
<td>111 SW &quot;G&quot; Street</td>
<td>111 SW &quot;G&quot; Street</td>
<td>36-5-18-41-400</td>
<td>1894</td>
<td>Sauer &amp; Fenner Building (Smoke Shop in 1981)</td>
<td>Y</td>
<td></td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
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<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
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<td>National Register Landmark</td>
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<tr>
<td>115 SW &quot;G&quot; Street</td>
<td>115 SW &quot;G&quot; Street (p/o TL 500 listed as 115 SW “G” Street)</td>
<td>36-5-18-41-500</td>
<td>1894</td>
<td>Sauer &amp; Fenner Building (Gold Center in 1981)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>117 SW &quot;G&quot; Street</td>
<td>117 SW &quot;G&quot; Street is (p/o TL 500 listed as 115 SW “G” Street)</td>
<td>36-5-18-41-500</td>
<td>1894</td>
<td>Sauer &amp; Fenner Building (Blind George’s in 1981)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>125 SW &quot;G&quot; Street</td>
<td>125 SW &quot;G&quot; Street</td>
<td>36-5-18-41-700</td>
<td>1894</td>
<td>Dixon’s Dry Goods (Krauss in 1981)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>129 SW &quot;G&quot; Street</td>
<td>129 SW &quot;G&quot; Street</td>
<td>36-5-18-41-800</td>
<td>1894</td>
<td>p/o Joseph L. Scott Building (1 of 2)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Fish Bowl in 1981</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>131 SW &quot;G&quot; Street</td>
<td>131 SW “G” Street is (p/o TL 800 listed as 129 SW “G” Street)</td>
<td>36-5-18-41-800</td>
<td>1894</td>
<td>p/o Joseph L. Scott Building (2 of 2)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Vacant in 1981</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>137 SW &quot;G&quot; Street</td>
<td>137 SW &quot;G&quot; Street</td>
<td>36-5-18-41-900</td>
<td>1894</td>
<td>Booth-Cornell Grocery Building 3P’s Antiques in 1981, previously Leroy’s Pool Hall</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>139 SW &quot;G&quot; Street</td>
<td>139 SW &quot;G&quot; Street</td>
<td>36-5-18-41-1000</td>
<td>1894</td>
<td>Booth-Cornell Grocery Building Leather Shop in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>141 SW &quot;G&quot; Street</td>
<td>141 SW “G” Street is (p/o TL 1100 listed as 145 SW “G” Street)</td>
<td>36-5-18-41-1100</td>
<td>1900</td>
<td>p/o Lempke Building (1 of 2), Cucumber Castle clothing in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>145 SW &quot;G&quot; Street</td>
<td>145 SW &quot;G&quot; Street is (p/o TL 1100 listed as 145 SW “G” Street)</td>
<td>36-5-18-41-1100</td>
<td>1900</td>
<td>p/o Lempke Building (2 of 2), House of Nutrition in 1981, previously Perfection Bakery</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>147 SW &quot;G&quot; Street</td>
<td>147 SW &quot;G&quot; Street</td>
<td>36-5-18-41-1200</td>
<td>1900</td>
<td>Kienlen-Harbeck Building</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>207 SW &quot;G&quot; Street</td>
<td>201 SW &quot;G&quot; Street</td>
<td>36-5-18-41-2200</td>
<td>1900</td>
<td>Palace Hotel, Old Town Meat Co. in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
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<tr>
<td>211 SW “G” Street</td>
<td>211 SW &quot;G&quot; Street</td>
<td>36-5-18-41-2300</td>
<td>1900</td>
<td>Kessler-Harper Building, Rare Earth in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>229 SW &quot;G&quot; Street</td>
<td>229 SW &quot;G&quot; Street</td>
<td>36-5-18-41-2600</td>
<td>1905</td>
<td>Kesterson Building Peppermint Parlor in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>233 SW &quot;G&quot; Street</td>
<td>233 SW &quot;G&quot; Street</td>
<td>36-5-18-41-2700 (&amp; 2890)</td>
<td>1894</td>
<td>E.A. Wade Building Smithson’s Jewelry in 1981</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>241 SW &quot;G&quot; Street</td>
<td>241 SW &quot;G&quot; Street</td>
<td>36-5-18-41-2900</td>
<td>1902</td>
<td>Chiles/City Market Building</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td>Background materials noted “rebuilt”. However, 2015 George Kramer historic survey noted modifications but rated as “Eligible/ Contributing”. Therefore, it was added back to the local landmark list in 2018.</td>
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<tr>
<td>509 SW &quot;G&quot; Street</td>
<td>509 SW &quot;G&quot; Street</td>
<td>36-5-18-41-4500 (bldg)</td>
<td>Grants Pass Brewery</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>591 SW &quot;G&quot; Street</td>
<td>591 SW &quot;G&quot; Street</td>
<td>36-5-18-42-1500</td>
<td>c.1885</td>
<td>Edwin Newell House</td>
<td>Y</td>
<td>Y</td>
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<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS)</td>
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<tr>
<td>1215 SW &quot;G&quot; Street</td>
<td>1215 SW &quot;G&quot; Street</td>
<td>36-5-18-31-1900</td>
<td>Roosevelt School</td>
<td></td>
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</tr>
<tr>
<td>N/A</td>
<td>117 SW “H” Street, (117 SE “H” Street)</td>
<td>36-5-18-41-7700</td>
<td>H.E. Campbell / Rogue River Hardware Building. In 2013, 117 SW “H” Street was considered for addition to the landmark list but never added. However, it was also erroneously identified as 117 SE “H” Street, which was erroneously added to the landmark list. Neither 117 SE “H” Street nor 117 SW “H” Street was designated as a local landmark in 2013. Since it was never added to the local landmark list by Ordinance in 2013, the only change to the local landmark list in 2018 was clarification and administrative correction.</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>143 SE “H” Street</td>
<td>36-5-17-32-7100</td>
<td>Rogue Theater</td>
<td></td>
<td></td>
<td></td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>1021 NW Hawthorne Av.</td>
<td>1021 NW Hawthorne Av.</td>
<td>36-5-8-33-7600</td>
<td>Cunningham House? First kindergarten. Jack Shipley owner in 1981. (2 inventory forms)</td>
<td></td>
<td></td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>1981 Historic Inventory Address</td>
<td>Primary Address for Assessor’s Map &amp; Tax Lot, 1/2018 (in GIS)</td>
<td>Assessor’s Map &amp; Tax Lot, 1/2018</td>
<td>Approximate Year Built per Inventories</td>
<td>Historic name or identifying information from 1981 Inventory or National Register materials, etc.</td>
<td>Local Landmark</td>
<td>National Register Landmark</td>
<td>Landmark also in Local Hist. Dist.</td>
<td>Landmark also in National Hist.</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------------------------------------------</td>
<td>--------------------------------</td>
<td>--------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
<td>----------------</td>
<td>--------------------------</td>
<td>-----------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>139 SW &quot;I&quot; Street</td>
<td>139 SW &quot;I&quot; Street</td>
<td>36-5-18-41-9600</td>
<td>1908</td>
<td>Herbert &amp; Katherine Smith House (Smith-Carnahan House)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>417 SW &quot;I&quot; Street</td>
<td>417 SW &quot;I&quot; Street</td>
<td>36-5-18-42-7100</td>
<td></td>
<td>Owned by Roy and Myrle Neely in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>1012 SW “L” Street</td>
<td>36-5-18-31-10300</td>
<td>1933</td>
<td>Forest Service – Grants Pass Supervisor’s Warehouse</td>
<td>N</td>
<td>Y</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1223 NW Lawnridge Av.</td>
<td>1223 NW Lawnridge Av.</td>
<td>36-5-8-33-4600</td>
<td>c1910</td>
<td>Dan Molines owner in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1304 NW Lawnridge Av.</td>
<td>1304 NW Lawnridge Av.</td>
<td>36-5-8-32-11400</td>
<td>1909</td>
<td>Dwelling in 1981 Barbara Head owner in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1501 NW Lawnridge Av.</td>
<td>1501 NW Lawnridge Av.</td>
<td>36-5-8-23-2002</td>
<td></td>
<td>Moser House in 1981</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>821 SE &quot;M&quot; Street</td>
<td>821 SE &quot;M&quot; Street</td>
<td>36-5-20-21-1000</td>
<td></td>
<td>City of Grants Pass Water Treatment Plant</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>203 SW Oak Street, &quot;Lot and Buildings between Oak and G&quot;</td>
<td>207 SW Oak Street</td>
<td>36-5-18-42-2900</td>
<td></td>
<td>The address and location description for these two resources listed in the 1981 Inventory appear to be the same property / general location as the current address of 207 SW Oak. Was Woolridge’s Boat Yard. Buildings burned in 2004 per news article. Was removed from local landmark list by Ordinance 13-5590.</td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>421 SE Riverside Av.</td>
<td>421 SE Riverside Av.</td>
<td>36-5-20-22-5400</td>
<td></td>
<td>Neathhammer Home</td>
<td></td>
<td></td>
<td>Y</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>2064 Upper River Rd</td>
<td>36-6-13-13-1800</td>
<td></td>
<td>Rogue River Valley Grange #469. *This structure is listed on the National Register, but has since burned down.</td>
<td>N</td>
<td>Y*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2030 NW Vine Street</td>
<td>2030 NW Vine Street</td>
<td>36-5-5-33-1000</td>
<td></td>
<td>Atlantic Richfield Service Station (The Lantern Tavern in 1981)</td>
<td>Y</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
NOTE 1: This list of historic landmarks includes an initial list of local landmarks which were rated as “Exceptional” in the 1981 Inventory conducted by the Mayor’s Advisory Committee on Historic Preservation, as that list has been subsequently amended. In accordance with Oregon Administrative Rules (OAR), amendments to the list of local landmarks are land use decisions. Local landmarks may have been added, and local landmarks which are no longer present may have been removed, with documentation provided in the table. In the event of any address or similar discrepancies, the local landmark designations are based on the information and documentation of the resource provided in the 1981 Inventory and subsequent amendments.

NOTE 2: Certain provisions of Oregon Administrative Rules (OAR 660-023-0200) apply directly to properties listed on the National Register, whether or not the properties or requirements are listed in the Development Code. For convenience, this list includes national historic landmarks which are listed on the National Register of Historic Places, as of the date of the applicable Development Code amendment. However, properties may have been added to the National Register of Historic Places after this code was last amended, or additional properties may have been added to the area subject to Grants Pass planning jurisdiction and the Development Code. Therefore, the National Register should be reviewed directly for the current list of historic landmarks on the National Register.

NOTE 3: This list does not include all properties within historic districts. See the map of the historic districts for complete identification of properties within the districts. This table only identifies whether a property which is separately listed as a Local Landmark or National Register Landmark is also located within a historic district. This list doesn’t include non-landmark properties which are within a historic district.
13.424. **Properties with Multiple Historic Designations.** Some properties have more than one of the following designations: Local Historic Landmark, within Local Historic District, National Register Historic Landmark, within National Register Historic District. Properties with more than one designation shall comply with all applicable provisions of this Code and OAR 660-023-0200 for each designation.

13.430 **Procedures for Historic Review**

13.431 **Initiation.** A Historic Designation, Amendment, Recision, or Historic Review procedure may be initiated by the following:

(1) A recognized neighborhood group, area association, or any interested person.

(2) Historical Buildings and Sites Commission.

(3) Urban Area Planning Commission.

(4) City Council.

13.432 **Pre-application Conference Required.** A pre-application conference is required when the designation or review application is initiated by a property owner, neighborhood group, area association, or any interested person.

Prior to submitting an application for review, the applicant shall request a pre-application conference with the Director as provided in Section 3.041 of this Code.

13.433 **Complete Submittal.** Prior to review of the request, a complete application shall be prepared and submitted to the Director in accordance with the minimum submittal requirements contained in Section 3.050 of this Code.

13.434 **Designation and Review Procedures.**

(1) Historic Designation applications shall be processed according to Section 4.047 of this Code and the procedures in Schedule 2-1.

(2) Historic Review applications shall be processed according to Schedule 13-2 as follows:
In the conduct of land use procedures for the Historical Buildings and Sites Commission, the designation "Historical Buildings and Sites Commission" shall be substituted for the designation "Planning Commission" in Section 2, Procedural Types, and Section 10, Appeals.

Historical Buildings and Sites Commission meeting procedure is deemed quasi-judicial, and shall be governed by the Quasi-judicial Hearing Rules, pursuant to Section 8 of this Code.

13.435 Amendment and Recision Procedures. A District or Landmark designation may be amended or rescinded utilizing the same procedure required for District or Landmark designation, as provided in Section 4.047 and Schedule 2-1. Recisions may only be approved if the listed resource no longer meets the criteria for designation or it has been destroyed.

13.436 Appeals. The final action of the Historical Buildings and Sites Commission may be appealed as provided in Section 10.050 for Type III decisions. Decisions of the City Council are appealable to the Oregon State Land Use Board of Appeals.

13.440 Designation of Historic Resources

13.441 Designation Criteria. A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.
(1) The designation of a District or Landmark serves the purpose of this section.

(2) The boundaries of a District are adequate and suitable for designation.

(3) Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

(4) Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

13.442 Historical Buildings and Sites Commission and City Council Action.

(1) Commission Action. The Historical Buildings and Sites Commission shall take action as provided for the Planning Commission, for Type III review pursuant to Section 2.050, except that the oral decision and the final decision steps shall be combined, (see Section 9 and 2.055(3)) and the final decision shall be accompanied by findings, notice and all other requirements of a final decision.

(2) Council Action. The Council shall take action as provided for Type IV review pursuant to Section 2.060. In addition, Council may remand the matter to the Historical Buildings and Sites Commission for additional consideration of specific matters.

13.450 Historic Resource, Conservation District and Landmarks Design Guidelines

13.451 Review Required.

(1) Except as provided in Section 13.454, no person may alter any “significant historic resource” as defined in OAR 660-023-0200(1)(j), any structure, site or signage in a Historic District, a designated structure in a Conservation District, or any Landmark in such a manner as to affect its exterior appearance, nor may any new structure be constructed in a Historic District or Conservation District, unless it has previously been reviewed in accordance with this article, following the procedure type specified in Schedule 13-2. The alteration, relocation, or demolition of a Landmark (or any property listed in the National Register of Historic Places individually or a part of a historic district) shall require the issuance of a Certificate of Appropriateness (COA).

(2) In addition, for “National Register Resources” as defined in OAR 660-023-0200(1)(g), the review shall be consistent with OAR 660-023-0200(8).

(3) Should the alteration of a “National Register Resource” also be found to meet the definition of “demolition” as defined in OAR 660-023-0200(1) or include relocation, the review shall include, at a minimum, a public hearing process that results in approval, approval with conditions, or denial, and considers the factors specified in OAR 660-023-0200(8)(a).
(4) As specified in OAR 660-023-0200(8)(b), the City may apply additional protection measures to “National Register Resources.”

(5) For a “National Register Resource” listed in the National Register of Historic Places after the effective date of the Administrative Rule, additional protection measures may be applied only upon considering, at a public hearing, the elements described in OAR 660-023-0200(8)(b).”

(6) As specified on OAR 660-023-0200(10(b), the City shall not issue a permit for demolition or modification of a “locally significant historic resource” during the 120-day period following:

(a) The date of the property owner’s refusal to consent to the historic resource designation; or

(b) The date of an application to demolish or modify the resource if the City has not designated the locally significant resource under OAR 660-023-0200(6).

13.452 Criteria for Approval. The decision to approve an alteration or new construction shall be based upon the following:

(1) Complies with the applicable development standards of this section;

(2) The purpose of Section 13.411 (Historic Resources: Districts and Landmarks);

(3) The general compatibility of the signage, exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;

(4) The effect of the proposed new structure on the character of the district; and

(5) The economic effect of the new structure on the historic value of the district.

(6) Complies with required applicable state and federal design guidelines.

13.453 Elements of Compatibility. These criteria are intended to create a range of appropriate options that will allow owners to proceed with as little delay as is feasible while still assuring the goals of the Historic District are met. Elements determined to be outside these approval criteria by the Historic Preservation Officer shall be reviewed by the Historic Buildings and Sites Commission (HBSC).

(1) Materials. Variety of materials adds visual interest, supports compatibility, and minimizes the impact of mass.

(a) Brick and Stucco are the recommended materials for building faces, depending on the age and design of the building.
(b) Exposed brick is desirable when possible, particularly on buildings of the 1890-1920 period.

(c) **Materials Requiring HBSC Review:**

(i) River rock, or other round rock surfaces.

(ii) Corrugated metal panels, similar metal products, corrugate fiberglass panels, or any other material that requires corrugation, seams or similar manipulation of the exterior surface to prevent deflection of the surface.

(2) **Roofs.**

(a) **Exclusions.** Re-roofing any historic structure, or structure within the Historic District, with new materials of the same type, profile, and visual qualities as the existing, subject to the requirements of the adopted City of Grants Pass Building Code, is excluded from review under this section.

(b) **Pre-Approved Materials for Residences.** The following roofing materials are pre-approved for use in the Historic District:

(i) Wood Shakes.

(ii) Wood Shingles.

(iii) Fiberglass Composition (Asphalt) Shingle:

(A) 3-Tab.

(B) Architectural Grade Fiberglass Composition (Asphalt).

(C) Asphalt Shake/Multi-Layer Asphalt.

(3) **Additions and/or New Construction.** New additions, exterior alterations or related new construction shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property.

(4) **Colors.** Paint and roof color represent highly visible elements of a building that can either greatly enhance, or greatly detract, from historic character.

(a) Exterior colors shall be selected from commercially available historical color palettes.

(b) The application of up to five individual colors per building, up to two
for the predominate walls and up to three for trim is allowed.

(5) **Awnings/Marquees.** Awnings/Marquees can help unify or provide interest to an otherwise undistinguished exterior. The installation of new awnings and marquees on existing structures require review by the HSBC:

(a) Awnings and Marquees shall be mounted directly to the structure.

(b) Preferred materials are canvas or metal (depending upon the age and design of the building).

(c) Vinyl is not recommended.

(d) Awnings/Marquees should be properly maintained.

(6) **Signs.** All signage applying for approval will be reviewed for compliance with the following design criteria:

(a) **Placement.** Signage shall be installed in appropriate sign areas, as defined by the existing architecture of the façade. See Figure 20-38.

(b) **Material.** Sign materials shall be consistent with the traditional character of the Historic District. Appropriate materials include:

(i) Metal, including iron, steel, brass, copper, aluminum and other natural finishes.

(ii) Painted metal, including powder-coated or enameled metals.

(iii) Wood, including painted or natural, carved or sand-blasted lettering.

(iv) Vinyl or other sheet claddings for backing panels or cut lettering only.

(v) Fiberglass, high-density urethane foam and similar cast or formed materials to create 3-dimensional objects.

(c) **Illumination.** Signs may be illuminated or non-illuminated and shall use forms consistent with the Historic District. Appropriate illumination includes exposed neon tubing and indirect illumination.

(d) **Shapes.** Signage in the Historic District is encouraged to employ complex shapes, mixed mounting types and multiple forms in the design.

(e) **Awnings.** Awnings in the Historic District may incorporate signs and may project over the right-of-way.
13.454 **Historical Buildings and Sites Commission Action.** The Historical Buildings and Sites Commission shall take the role of the Urban Area Planning Commission in the Type III Procedure for historic review pursuant to Section 2.050. The Commission shall be empowered to set the conditions of approval based on compliance with the criteria, Section 13.452, and with the purpose of this section, Section 13.411.

13.455 **Public Safety Caveat.** Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature. The Building Official shall certify such repair is required for the public safety because of its unsafe or dangerous condition and that time is of the essence in such repair.

1. Sandblasting shall be excluded as a method for cleaning the exterior of buildings unless specifically approved by the Historical Buildings and Sites Commission.

13.460 **Demolition Review**

13.461 **Review Required.**

1. If an application is made for a building permit to demolish all or part of a structure which is a “significant historic resource” as defined in OAR 660-023-0200(1)(j), or a Local Landmark, or a National Register listed property, or which is located in a Conservation District or a Historic District, the Historic Preservation Officer shall transmit to the Historical Buildings and Sites Commission a copy of said transaction within seven (7) days of application acceptance.

2. The Historical Buildings and Sites Commission shall hold a public hearing pursuant to the Type III procedures in Section 2.050 within thirty-five (35) days of acceptance of a complete application by the Historic Preservation Officer.

3. In addition, for “National Register Resources” as defined in OAR 660-023-0200(1)(g), the review shall be consistent with OAR 660-023-0200(8). Should the demolition also be found to meet the definition of “demolition” as defined in OAR 660-023-0200(1) or include relocation, the review shall include, at a minimum, a public hearing process that results in approval, approval with conditions, or denial, and considers the factors specified in OAR 660-023-0200(8)(a).

4. As specified in OAR 660-023-0200(8)(b), for “National Register Resources” as defined in OAR 660-023-0200(1)(g), the City may apply additional protection measures.

5. For a “National Register Resource” listed in the National Register of Historic Places after the effective date of the Administrative Rule, additional
protection measures may be applied only upon considering, at a public hearing, the elements described in OAR 660-023-0200(8)(b).

(6) As specified on OAR 660-023-0200(10(b), the City shall not issue a permit for demolition or modification of a “locally significant historic resource” during the 120-day period following:

(a) The date of the property owner’s refusal to consent to the historic resource designation; or

(b) The date of an application to demolish or modify the resource if the City has not designated the locally significant resource under OAR 660-023-0200(6).”

13.462 Criteria for Approval. In determining the appropriateness of the demolition as proposed in an application for a building permit, the Commission shall consider the following:

(1) All plans, drawings, and photographs as may be submitted by the applicant;

(2) Information presented at a public hearing held concerning the proposed work;

(3) Applicable Policies of the Comprehensive Plan;

(4) The purpose of this section (see Section 13.411);

(5) The historical and architectural style, the general design, arrangement, materials of the structure in question or its appurtenant fixtures and signage; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights of way and to other building and structures in the area; and

(6) The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district which cause it to possess a special character or special historical or aesthetic interest or value.


(1) Approval of Demolition. The Historical Buildings and Sites Commission may recommend approval of the demolition request to the Historic Preservation Officer after considering the criteria contained in Section 13.462.

(2) Delay of Demolition. The Commission may delay the issuance of a demolition permit in the interest of preserving historical value, if it determines that the structure should not be demolished.

(3) Delay of Landmark or Conservation District Demolition. For a Landmark, which includes structures, sites and signage, or Conservation District
demolition request, issuance of the demolition permit may be delayed by the Historical Buildings and Sites Commission as follows:

(a) The Historical Buildings and Sites Commission may invoke a stay of demolition for a period not exceeding thirty (30) days from the date of public hearing for demolition permit.

(b) The Historical Buildings and Sites Commission may invoke an extension of the suspension period if it determines that there is a program or project underway which could result in public or private acquisition of such structure or site, and that there is reasonable ground to believe that such program or project may be successful. In such cases the Commission, at its discretion, may extend the suspension period in thirty (30) day increments for an additional period not exceeding ninety (90) days, up to a total suspension period of not more than one hundred twenty (120) days from the date of public hearing for demolition permit.

(c) During such period of suspension of permit application, no permit shall be issued for such demolition nor shall any person demolish the building or structure.

(d) If all such programs or projects are demonstrated to the Historical Buildings and Sites Commission to be unsuccessful and the applicant has not withdrawn his application for demolition permit, the Historic Preservation Officer shall issue such permit, if the application otherwise complies with this Code.

(e) Action by the Historical Buildings and Sites Commission suspending issuance of permit for demolition may be appealed to the City Council by the applicant for permit, in the same manner as provided in Section 10.040 for filing an appeal to the final action by the Planning Commission.

(4) Delay of Historic District Demolition. For a Historic District demolition request, issuance of the demolition permit may be suspended by the Historical Buildings and Sites Commission, as follows:

(a) The Historical Buildings and Sites Commission may invoke a stay of demolition for a period not exceeding one hundred twenty (120) days from the date of public hearing for demolition permit.

(b) The Historical Buildings and Site Commission may invoke an extension of the suspension period if it determines that there is a program or project underway which could result in public or private acquisition of the structure or site, or the preservation or restoration of such structure or site, and that there is reasonable ground to believe that such program or project may be successful. In such cases, the
Commission, at its discretion, may extend the suspension period for an additional period not exceeding ninety (90) days, to a total of not more than two hundred ten (210) days from the date of application for demolition permit.

(c) During such period of suspension of permit application, no permit shall be issued for such demolition nor shall any person demolish the building or structure.

(d) If all such programs or projects are demonstrated to the Commission to be unsuccessful and the applicant has not withdrawn his application for demolition permit, the Historic Preservation Officer shall issue such permit, if the application otherwise complies with this Code.

(e) Action by the Historical Buildings and Sites Commission suspending issuance of the permit for demolition may be appealed to the City Council by the applicant for permit, in the same manner as provided in Section 10.040 for filing an appeal to the final action by the Planning Commission.

13.464 Public Safety Caveat. In any case where the City Council has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in the section shall be construed as making it unlawful for any person without prior approval of the Historical Buildings and Sites Commission, pursuant to this section, to comply with such order.

13.500 Zoning Transition Overlay District.

13.510 Purpose and Intent.

As part of the growth management planning for the 2013-2033 planning period, the work included amendments to the Comprehensive Plan Map and Zoning Map designations for lands inside the existing Urban Growth Boundary (UGB) to allow for greater use of properties. To comply with requirements of state law (the ‘Transportation Planning Rule’), the map amendments were implemented in two phases.

The Zoning Transition Overlay District is temporary, established to implement the first phase of the map amendments.

First Phase (Effective upon adoption of the overlay district).

(1) The Comprehensive Plan Map Designations are amended.

(2) The subject properties within the Overlay District retain their base zoning and can be used and developed in accordance with the base zoning and standards.
(3) In addition, an overlay zone will be created that provides additional options for the subject properties to develop in accordance with the new overlay zoning, subject to some additional requirements for traffic analysis and traffic issues as provided in this Section.

Second Phase (Effective upon adoption of the updated Transportation System Plan estimated at approximately 18 months to 2 years from adoption of the overlay district).

(1) As part of the growth management planning for the next 20 years, the Transportation System Plan (TSP) will be updated based on the land use planning and changes. The plan will identify necessary transportation projects for the planning period based on future land use assumptions. That work may take between 18 months and 2 years, but could be completed in a shorter or longer time.

(2) When the updated TSP Transportation System Plan (TSP) is adopted, the overlay zoning will become the new base zoning for the subject properties, and the old base zoning and this overlay will be repealed.

Example:

A property is zoned R-3. It is located within an area designated on the Overlay District map with R-4 overlay zoning. The property can be developed with uses permitted in the R-3 zone subject to the development standards of the R-3 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the ‘opening day’ of the use.

In addition, while the Overlay is in effect, it allows the property to be developed with uses permitted in the R-4 zone, subject to the development standards of the R-4 zone, and subject to additional requirements related to traffic. If the proposed use and development generate more traffic than use and development permitted in the R-3 zone, the applicant would be required to conduct any necessary traffic analysis and provide any mitigation that would be required as if the property was being rezoned from R-3 to R-4 (and the Comprehensive Plan map was being changed from HR to HRR). If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required at a future 20-year date.

Once the Transportation System Plan (TSP) update is adopted, the property will no longer have R-3 base zoning. The R-4 overlay zoning becomes the new base zoning, and the overlay is repealed and no longer has any separate effect. The property can be developed with uses permitted in the R-4 zone subject to the development standards of the R-4 zone, with no difference. If the application requires traffic analysis, the requirement is typically to evaluate traffic and mitigation required on the ‘opening day’ of the use.
13.520 Zoning Transition Overlay District Created.

There is hereby created a “Zoning Transition Overlay District’ (“Overlay”). The Overlay shall be denoted on the official zoning maps and shall clearly identify the subject properties and the overlay zoning of the subject properties.

13.530 Effect.

(1) Phase 1: Existing Base Zoning. Properties within the Overlay retain their base zoning and can still be used and developed with uses permitted in the base zoning district in accordance with the zoning, standards, and requirements of the base zoning district.

(2) Phase 1: Overlay Zoning. Properties within the Overlay can be used and developed with uses permitted in the overlay zoning district in accordance with the zoning, standards, and requirements of the overlay zoning district, subject to the following:

If the traffic generation of a proposed use or development permitted by the overlay zoning would exceed the traffic generation that could occur under the current zoning, the applicant may be required to conduct the same type of traffic analysis and provide the same type of mitigation that would be required for a Comprehensive Plan map amendment and zoning map amendment from the base zoning designation to the overlay zoning designation. Typically, if traffic analysis and mitigation are required for a permitted use, they are based on ‘opening day’ of the use, while they must usually be based on 20-year future conditions for a Comprehensive Plan map and zoning map amendment.

(3) Phase 2: Change of Base Zoning and Termination of Overlay District. Effective upon adoption of the updated Transportation System Plan (TSP), the overlay zoning designated on the Overlay District map shall become the new base zoning for the subject properties. The previous base zoning shall thereby be repealed, and the Overlay District shall be repealed, having no separate overlay zoning or effect separate from the new base zoning.

Therefore, after adoption of the TSP update, any traffic analysis and mitigation shall be as required for the use and development permitted by the new zoning. Typically, these are based on ‘opening day’ of the use.

13.600 Regionally Significant Industrial Area (RSIA).

13.610 Purpose. The Regionally Significant Industrial Area (RSIA) is to identify boundary where applicant has an option to apply for Expedited Industrial Site Plan Review using Type I-D procedures. This overlay can only be designated by the Economic Recovery Review Council (ERRC).

13.611 Effect. The RSIA overlays other zoning districts shown on the zoning district map.
13.612 Location. The RSIA overlay is designated only by the ERRC on an overlay map to the Zoning District Map. The following RSIA overlay map is hereby incorporated into this Article by reference.

SPALDING INDUSTRIAL PARK (SEE Next Page)
13.620 Permitted Uses. The permitted uses, development and activities listed as Type I-D in Article 2, Schedules 2-1 and 12-2, shall be processed by the Director in accordance with the requirements of Section 2.038, Article 2 of this Code.

13.625 Special Development Standards for All Uses Within a RSIA Overlay.

13.630 Siting an Expedited Industrial Use within a RSIA Overlay.

13.631 Expedited Industrial Site Plan Review, Eligibility.

(1) An applicant for a new industrial use or the expansion of an existing industrial use located within a regionally significant industrial area may request that an application for a land use permit be reviewed as an application for an expedited industrial land use permit under this section if the proposed use does not require:

(a) An exception taken under ORS 197.732 (Goal Exceptions) to a statewide land use planning goal;

(b) A change to the acknowledged comprehensive plan or land use regulations of the local government within whose land use jurisdiction the new or expanded industrial use would occur; or

(c) A federal environmental impact statement under the National Environmental Policy Act.

If the applicant makes a request that complies with section 13.610, the local government shall review the applications for land use permits for the proposed industrial use by applying the standards and criteria that otherwise apply to the review and by using the procedures set forth for review of an expedited land division in ORS 197.365 (Application for Expedited Land Division) and ORS 197.370 (Failure of Local Government to Approve or Deny Application within Specified Time).
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