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City of Waterloo

Comprehensive Plan

Adopted November 7, 1979

DEC 30 1998

ORDINANCE NO. 219

OREGON LIBRARY

WHEREAS, the City of Waterloo is required by state law to prepare and adopt a Comprehensive Plan addressing all appropriate Statewide Planning Goals; and,

WHEREAS, public input through the three year planning process has been obtained and is reflected in the content of the Waterloo Comprehensive Plan; and,

WHEREAS, this version of the Waterloo Comprehensive Plan has been duly presented at public hearing.

NOW THEREFORE, the people of the City of Waterloo ordain as follows:

That the document entitled the "Waterloo Comprehensive Plan" shall serve in a legal capacity in meeting the requirements of state law with regard to the Statewide Planning Goals.

Sandra Eddart
Recorder

Barth M. Wood
Mayor

1-17-80
Date

11-7-79
Date

INTRODUCTION

The City of Waterloo was incorporated in 1893 and since that time has experienced a constantly fluctuating population. At its peak, in the mid to late 1890's, the town claimed a population of 500, contained several water powered mill operations and a surprising array of supporting service stores. The destruction by fire of the woolen mill in 1898 marked, until recently, the demise of the city. It was never rebuilt and city government became inactive. By 1900, the United States Census gave Waterloo only 59 inhabitants.

Waterloo is no longer the center of activity and mill processing that it was in the 1890's; the city is now, in fact, proud of its quiet atmosphere and attractive setting.

The passage of Senate Bill 100 in 1973 and the ensuing development of the 19 Statewide Planning Goals in 1975 caused the City Council to re-energize. With the 12 applicable statewide planning goals in mind, a planning process was established in Waterloo, a product of which is the Waterloo Comprehensive Plan. The publication of the plan, however, by no means symbolizes the end of the process. It is a milestone along what is hopefully a continuum of land use planning in Waterloo.

THE WATERLOO COMPREHENSIVE PLAN

Why plan? Even in strictly an economic sense, proper planning can produce savings. By programming the expenditure of public funds to meet priority problems, the public need can be most effectively and efficiently met. Something as simple as laying electric lines, TV cable, and water lines in the same ditch can significantly reduce the cost of new housing. In addition, it is particularly important in Waterloo to plan for the location of new wells and septic tanks as new development occurs to avoid adverse impacts on adjacent properties.

Another key word in response to the question "Why plan?" is liveability. A safe transportation network, adequate affordable housing, preservation of the scenic setting, and protection of the air, water, and land quality of the area are but a few of the topics addressed in the Waterloo Comprehensive Plan to insure that the city remains a livable location.

The Waterloo comprehensive planning effort is essentially a three part endeavor. A series of background reports specific to the Waterloo area contain information, tables and maps relative to each of the applicable statewide planning goals. From these background reports were developed the Waterloo Comprehensive Plan, containing city goals and policy statements about each of the five elements in the Plan; Land Use, Housing, Public Facilities, Transportation and Urbanization. The final document is a zoning and subdivision ordinance that implements the goals and policies of the plan.

In order to remain a usable document, the Comprehensive Plan must be dynamic. If substantial changes in conditions occur in or around Waterloo that will invalidate or render some city policies inapplicable, flexibility to incorporate changes must be achievable within the plan framework. This mechanism is contained in the section entitled Implementation, Amendment, and Update.

CITIZEN INVOLVEMENT

In conjunction with the land use planning process in Waterloo there was established a Citizen Involvement Program. After considering various alternatives for establishing a Committee for Citizen Involvement (CCI), it was determined that the City Council should assume this responsibility.

Workshop meetings, a housing/attitude survey, newspaper articles and prominent meeting notices all have served in Waterloo to provide the opportunity for citizen involvement. Survey data and input at public meetings both provided direction for plan goals, policies and implementation measures.

Overall, communication between decision makers and residents of the city has been good. Drafts of this plan will be distributed among citizens in hopes of obtaining final input, and ultimately the support of Waterloo residents.

To assure the ongoing involvement of citizens in the planning process, (particularly Plan Review and Update) it is the policy of the City of Waterloo:

- * To conduct, in conjunction with other surveys, an attitude poll regarding the Waterloo Comprehensive Plan and it's effectiveness and appropriateness in dealing with land use matters.*
- * To continue implementing the adopted Citizen Involvement Program including advertising of public meetings and/or land use workshops.*

LAND USE ELEMENT

General Development Goals:

- * Provide for an orderly pattern of land uses in the City.
- * Maintain an open space, large lot orientation to keep "village" character of City intact
- * Insure that new development occurs with respect to the physical limitations of the land
- * Insure that new development will have no physical, visual or economic adverse impacts on surrounding properties.

DEVELOPMENT LIMITATIONS

Overall limitations to development in Waterloo are few — flood plain areas occur on land in public ownership (Waterloo Park) and thus pose no threat to the pressure of residential encroachment; mass movement areas are non-existent in the City; and soil capabilities in Waterloo reveal relatively high suitability for septic tank operation and foundation support. Department of Environmental Quality subsurface sewage disposal regulations represent the major limitation to development in Waterloo. Various setback regulations require that lots utilizing both septic tanks and wells be large enough to accommodate both facilities without creating a health hazard. (In Waterloo this figure is approximately 20,000 square feet for a 3 bedroom home)

LAND USE CLASSIFICATIONS

Commercial land is that land designated to provide locations for wholesale or retail outlet of goods or services. In Waterloo,

this type of use focuses around the existing Waterloo Store on Gross and 7th Streets. In addition a "commercial overlay district" on the entire length of Gross Street was designated to provide for a secondary use of commercial within the primary residential designation.

Public land use is land that is used primarily for public purposes but also provides open space. (Parks, City Hall, etc.) In the City of Waterloo, land under public ownership has received this designation. This is Waterloo Park, the Waterloo City Hall and the Waterloo Primary School located on Crowfoot School District property.

All other land on the Plan Map falls within the residential designation. This is land intended to be utilized to provide locations to meet the housing needs of the community. Undevelopable parcels falling within this designation serve, by default, an open space function.

COMMERCIAL DEVELOPMENT

The need for extensive commercial development is not evident in Waterloo. With a full range of consumer goods and services available in Lebanon (5 miles away) there is obviously no justification for duplicating these services in a City the size of Waterloo. Appropriate levels of commercial development in Waterloo are considered to be hobby-type shops (such as crafts-shops), stores offering convenience items (drug store, general store) and an eating establishment.

There are definite locational criteria that any commercial operation should be expected to meet in order to insure that an optimum site is chosen. They include the following:

- 1.) Located on a major thoroughfare
- 2.) Able to provide adequate water for intended commercial use
- 3.) Able to provide adequate means of sewage disposal without

creating a health hazard.

- 4.) Able to provide adequate parking without disrupting traffic patterns
- 5.) Able to provide adequate means of solid waste disposal without creating offensive smells, health hazards or eye-sores
- 6.) Compatibility with surrounding uses, both current and proposed.

Current commercial practices in the City meet most of the above criteria; future development should ideally conform to all of them.

Commercial development has also been considered appropriate for locating within the commercial development overlay area. The PRIMARY use in this area is residential. However, if an applicant can show that he/she can meet the locational criteria (preceding) and not conflict with the policies, below, the proposed commercial use should be considered a viable use.

Policies for Commercial Development

- * *Encourage clean, quiet "hobby type" businesses to locate in the City of Waterloo*
- * *Recommend that new commercial development proposals meet the locational criteria*
- * *Recommend that parking solutions be studied in the Gross and 7th street area.*

RESIDENTIAL DEVELOPMENT

There is a single classification for residential lands in Waterloo. Within this classification, however, housing types and density may vary upon meeting specified criteria. Based on calculations using DEQ setback standards, a minimum lot size for new lots was adopted in Waterloo of 20,000 square feet. A significant amount of housing has occurred previously on lots smaller than this, that could create problems both in terms of health hazards and it's affect on adjacent development.

Future locations for housing must be capable of supporting all the functions necessary to site a dwelling. The following criteria provide a summation of these support functions that are necessary:

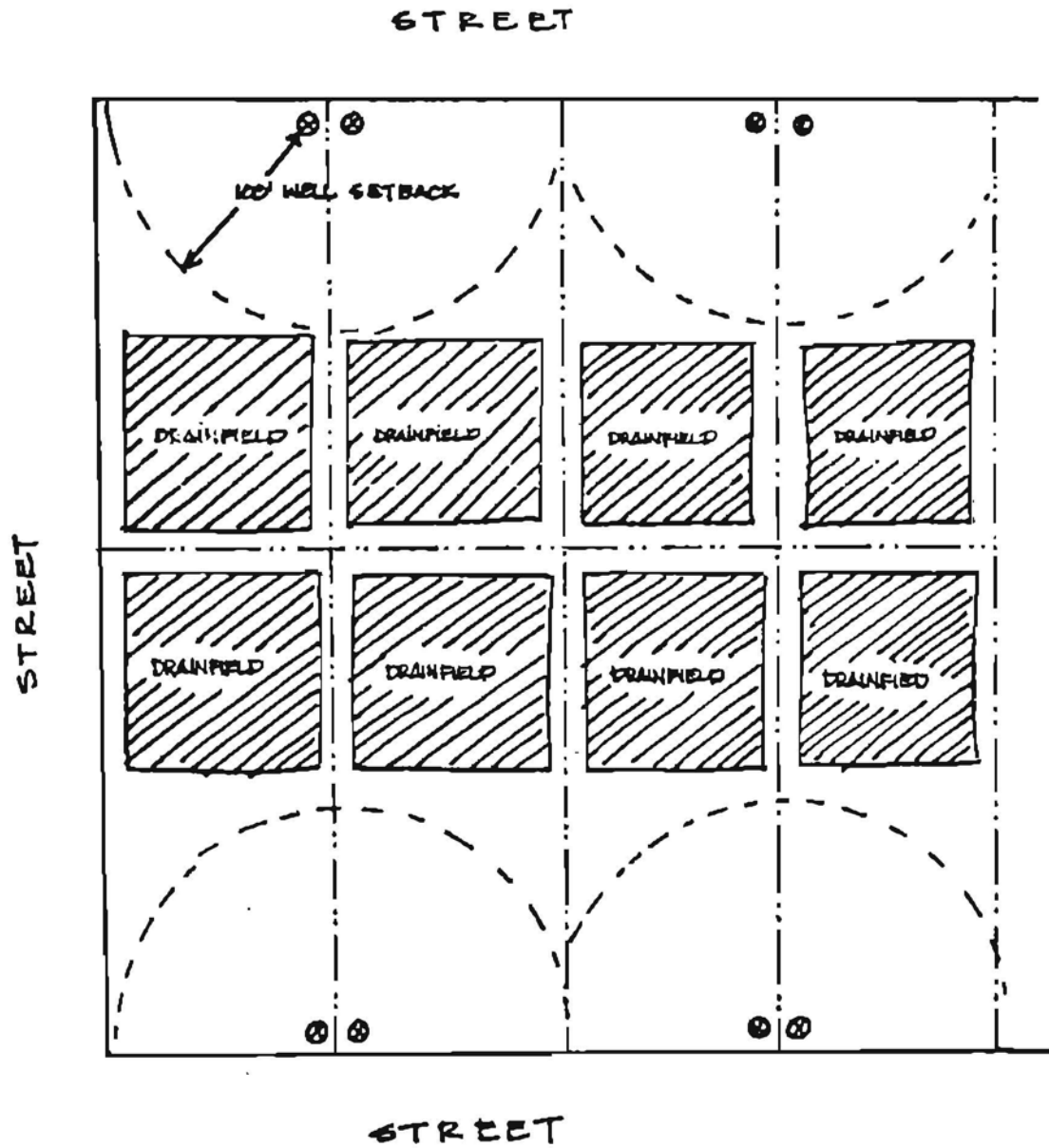
- 1.) Provision of adequate water (at least 5 gpm for domestic use)
- 2.) Provision of adequate means of sewage disposal without creating a health hazard
- 3.) Provision of adequate access to an improved public right of way.
- 4.) No evidence of natural hazards (ie. - flooding, dangerous soils)
- 5.) No burden on public facilities (ie. - schools, fire protection)
- 6.) Hookup to utilities available
- 7.) Compatible with surrounding uses.

To insure orderly residential development of lands in Waterloo, now and in the future, at a cost not burdensome to the City of Waterloo, the following policies are adopted:

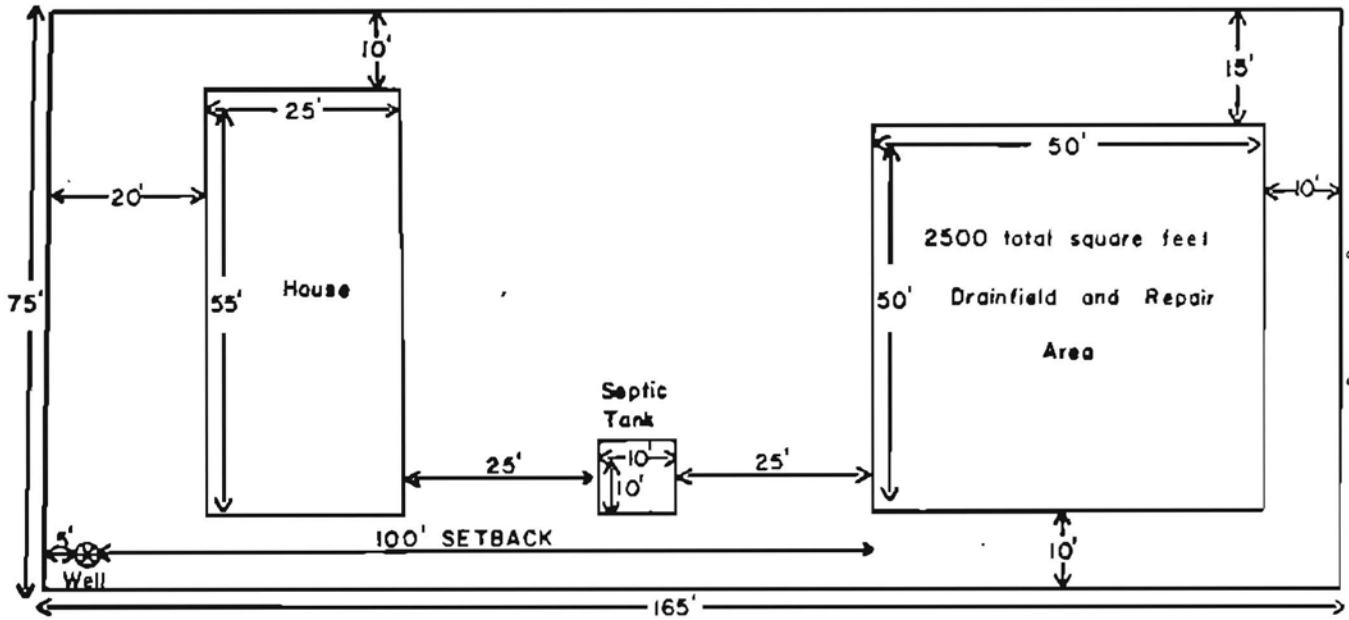
Policies for Residential Development

- * *Require developers, builders or individual landowners to locate wells and septic tanks on lots in such a way that adjacent development is not precluded. (See Diagram)*
- * *Recommend that developers of land should assume cost of constructing roads on private land and undeveloped public rights-of-way to city standards*
- * *Encourage new lot development to occur in such a manner as to allow redivision of the lot should conditions arise which make smaller lot sizes appropriate.*
- * *Require that accurate up to date mapping of new and (wherever possible) old septic tank and well locations as well as depths be kept to aid in development decisions.*

WELL / DRAINFIELD LOCATIONAL GUIDE

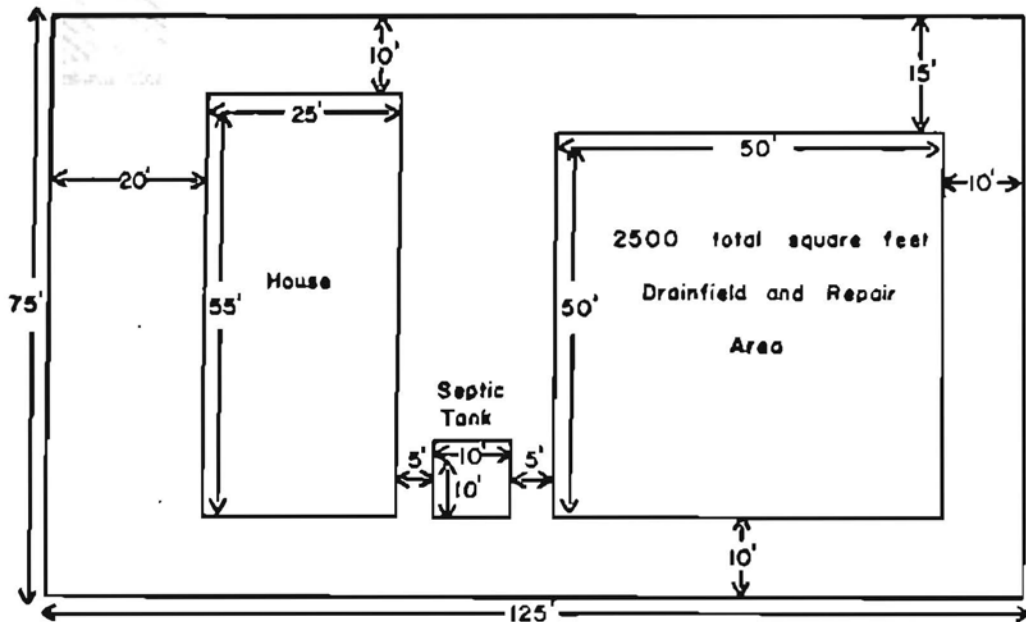


LOT SIZE POSSIBILITIES UNDER IDEAL CONDITIONS



INDIVIDUAL WATER SUPPLIES

Minimum 150 lineal feet for 3 bedroom drainfield in Waterloo soils



WITH COMMUNITY WATER

Minimum 150 lineal feet for 3 bedroom drainfield in Waterloo soils

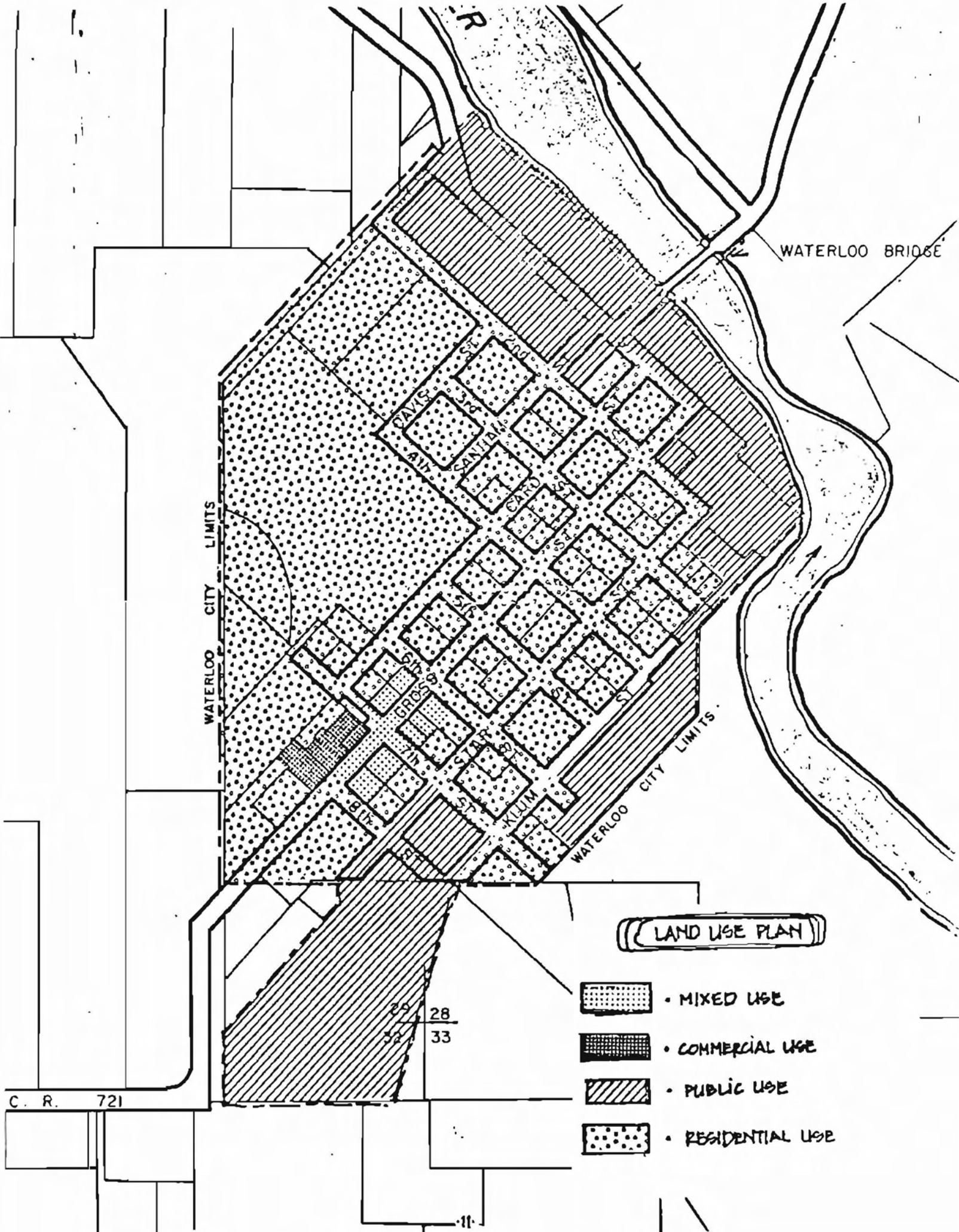
OPEN SPACE AND NATURAL RESOURCES

Open spaces in the City of Waterloo are provided on two scales: land outside the City used for agricultural or timber pursuit providing visual open space relief, and; park areas, school playground and vacant/undevelopable lots within the City that provide active open space areas. With little change predicted in the nature of these areas, maintaining the current open space system should occur naturally.

Protection of the surface and ground water of the Waterloo area is important to it's residents as drinking water comes from wells tapping the aquifers below. Strict adherence to DEQ regulations should insure that these two resources are protected.

Policies and Recommendations for Natural Resources and Open Spaces

- * *Areas downgradient from proposed sewage treatment facilities are recommended to be field checked to insure that no shallow wells, surface drainage ways or springs are located in the path of sewage flow. Detailed mapping of field surveys should be kept.*
- * *Encourage Linn County, in that area outside the City limits of Waterloo to restrict natural hazard areas (streambank erosion, flooding, mass movement) from residential development.*
- * *Encourage Linn County, in that area outside the City limits of Waterloo, to preserve larger agriculturally and timber productive parcels of land from rural subdivision.*
- * *Require natural landscape preservation to maintain the scenic quality of Waterloo.*







WATERLOO BRIDGE

WATERLOO CITY LIMITS

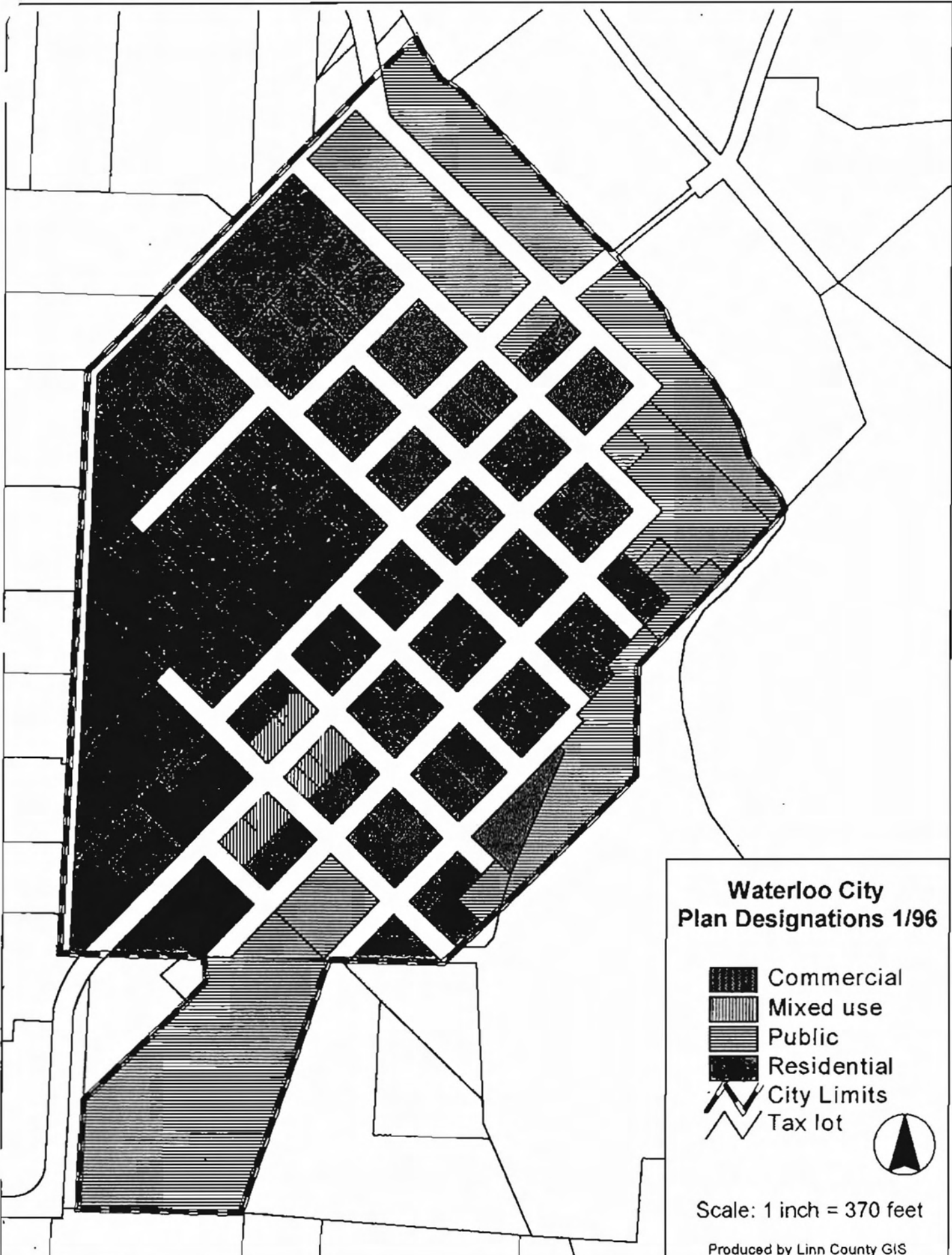
WATERLOO CITY LIMITS

LAND USE PLAN

-  • MIXED USE
-  • COMMERCIAL USE
-  • PUBLIC USE
-  • RESIDENTIAL USE

C. R. 721

25 28
32 33



Waterloo City Plan Designations 1/96

-  Commercial
-  Mixed use
-  Public
-  Residential
-  City Limits
-  Tax lot



Scale: 1 inch = 370 feet

Produced by Linn County GIS

HOUSING AND ECONOMY ELEMENT

General Development Goals

- * Provide, as much as possible, for the housing needs of Waterloo by making residential land available and encouraging home improvement and/or rehabilitation projects
- * Maintain the quality landscape and environment of the City.

HOUSING MIX

Two types of housing exist in Waterloo; the single family dwelling and the mobile home. Mobile homes make up over 25% of the housing in the City, and are a recognized alternative to the more expensive single family dwelling. While the City of Waterloo does not discourage their location within it's boundaries, a quality appearance is important to the identity of the City and is the basis for several of it's policies.

HOUSING NEEDS AND HOUSING QUALITY

Housing quality in Waterloo is good; only 4% of the single family dwellings were considered substandard in 1978. With a majority of homes in the City being 30-40 years old however, weatherization and/or rehabilitation programs can become important city priorities.

A need for more rental units was expressed in the Waterloo Housing Survey. (1978) Currently only 10% of the dwellings in

Waterloo are rentals and with a high percentage of retirees on fixed incomes the need for this type of housing could become felt.

POPULATION AND EMPLOYMENT CHARACTERISTICS

The following findings provide the basis for making assumptions about future population characteristics and quantities within the City:

- a. 28% of the population is of "new household formation age". (18-34)
- b. 14% of the population is of retirement age. (65+)
- c. Average household size has been decreasing rapidly since 1970, is 3.08 people per household currently, and is expected to drop to 2.43 people per household by 1990.
- d. 23% of the responses on the Waterloo Housing Survey indicated timber related employment.
- e. Of those responding to the question 56% indicated employment in Lebanon.
- f. 31% of the responses on the Waterloo Housing Survey indicated "retired" status.

The following assumptions then, are to aid in making housing and population forecasts:

- a. Growth in Waterloo is tied closely to employment in Lebanon
- b. Waterloo is both a "commuter center" for Lebanon and a retirement community.
- c. A significant employment decrease in the Lumber and Wood Products sector of the local economy may have the effect of offsetting (by out-migration) any population gains stimulated by other sectors of the economy.

POPULATION AND HOUSING FORECASTS

In the past, Waterloo population has fluctuated so much that a recognizable trend is difficult to isolate. Historical indications, however, are that the City has been under a generally decreasing trend. Current conditions may indicate a reversal of this.

The major factor that may reverse this trend is the employment situation in Lebanon. With an increasingly strong local economy, Lebanon may provide jobs for people choosing to live in Waterloo.

Of the range of projections contained in the background studies for this portion of the Comprehensive Plan, the 2% per 5 year rate was considered the most likely. It assumes moderate economic and employment growth in Lebanon (providing jobs for Waterloo commuters) and continued reliance (within the planning period) upon septic tanks and individual wells.

Relating population projections to actual housing demand, (with the decrease in people per household) a net need by 1990 of 17 new dwellings is projected. (Ref. - Background study on Housing and Economy.)

SUPPLY

Current lot size restrictions (20,000 sq. ft.) allow for approximately 34 new homes¹ on the approximately 20 acres of vacant/developable land remaining in the City. This figure reveals a surplus of vacant land in the City, almost half of which lies in a single parcel on the Northwest border of town. Development of this parcel in line with City standards and policies is of concern to city decision-makers.

To attain the goals cited at the beginning of this Element, the following policies are adopted by the City:

1 Assumes division of all lots down to minimum sizes.

Policies for Housing

- 4 Encourage duplexes on lots of suitable size in the City to accommodate rental needs.
 - 4 Recommend design and landscape standards be considered when new mobile homes are located within the City.
 - 4 Recognize weatherization or rehabilitation of Waterloo homes as a high priority housing need.
 - 4 Encourage utilization of Linn-Benton Housing Authority "Rent Subsidy Program" for low income brackets.
 - 4 Obtain periodic reports from the Lebanon Chamber of Commerce, Lebanon City Council, Lebanon Planning Commission, Lebanon Planning Department and local State Employment Office for the purpose of monitoring economic and employment forecasts in Lebanon.
 - 4 Encourage landscaping with indigenous vegetation (Douglas Fir, Vine Maple, etc.) to maintain scenic quality, promote visual harmony with surroundings and enhance rural character.
-
- 4 Access to sunlight for use as an alternate energy source shall not be impeded or eliminated by new structures or landscaping.
-

T R A N S P O R T A T I O N E L E M E N T

General Development Goals:

- * Provide for safe travel both through and within the City of Waterloo
- * Alleviate traffic hazards on a priority basis and as funds permit.

FUNCTIONAL CLASSIFICATIONS

Within the City of Waterloo two classifications of street types exist. The Major Collector type is generally a through traffic mover that should adhere to the following guidelines:

- 1.) Traffic control (stop signs) at all intersecting streets
- 2.) Two moving traffic lanes
- 3.) Minimize on-street parking
- 4.) Discourage individual accesses (driveways) from fronting on collectors.

Local Streets are those utilized for providing access to individual properties. The following standards should apply:

- 1.) Two traffic lanes
- 2.) Sidewalks where necessary for safety
- 3.) Traffic control (stop signs) where necessary for safety

A third type, that does not exist in Waterloo but is considered a viable access solution, is the cul-de-sac. Cul-de-sac standards appear below.

1. Two traffic lanes
2. Adequate maneuvering area and parking space on turnaround.

STREET PLAN

Within the City of Waterloo, the circulation network is relatively simple. The small number of streets and street types in the City allow an easy flow of traffic and a minimum of hazards. The following recommendations apply to streets in Waterloo:

1. Gross street should be considered a major collector as indicated on the transportation plan map on plate _____. It's function should continue to be to provide access to local streets in the City and to provide for traffic movement *through* the City.
2. River Drive should be considered a minor collector as indicated on the transportation plan map on plate _____. It's function should continue to be to provide an alternative route to and from Lebanon.
3. All other streets within the City should be considered local roads. These, and all other local roads not yet built, should function as providers of access to properties and as a means for short, local trips.

HAZARDS

A traffic hazards study was prepared in Waterloo in August 1978. Such considerations as substandard road surface or width and dangerous intersections were identified by the study. The following priority for addressing these needed improvements are as follows:

Within City Jurisdiction

- Improve Kay Street to Local Road standards
- Implement a parking solution and congestion relief plan for 7th and Gross Streets
- Work to relieve visibility obstruction at 6th and Star
- Work to relieve visibility obstruction at 5th and Gross
- Work to relieve visibility obstruction at 2nd and Card
- Work to relieve visibility obstruction at 2nd and Kay

Outside City Jurisdiction

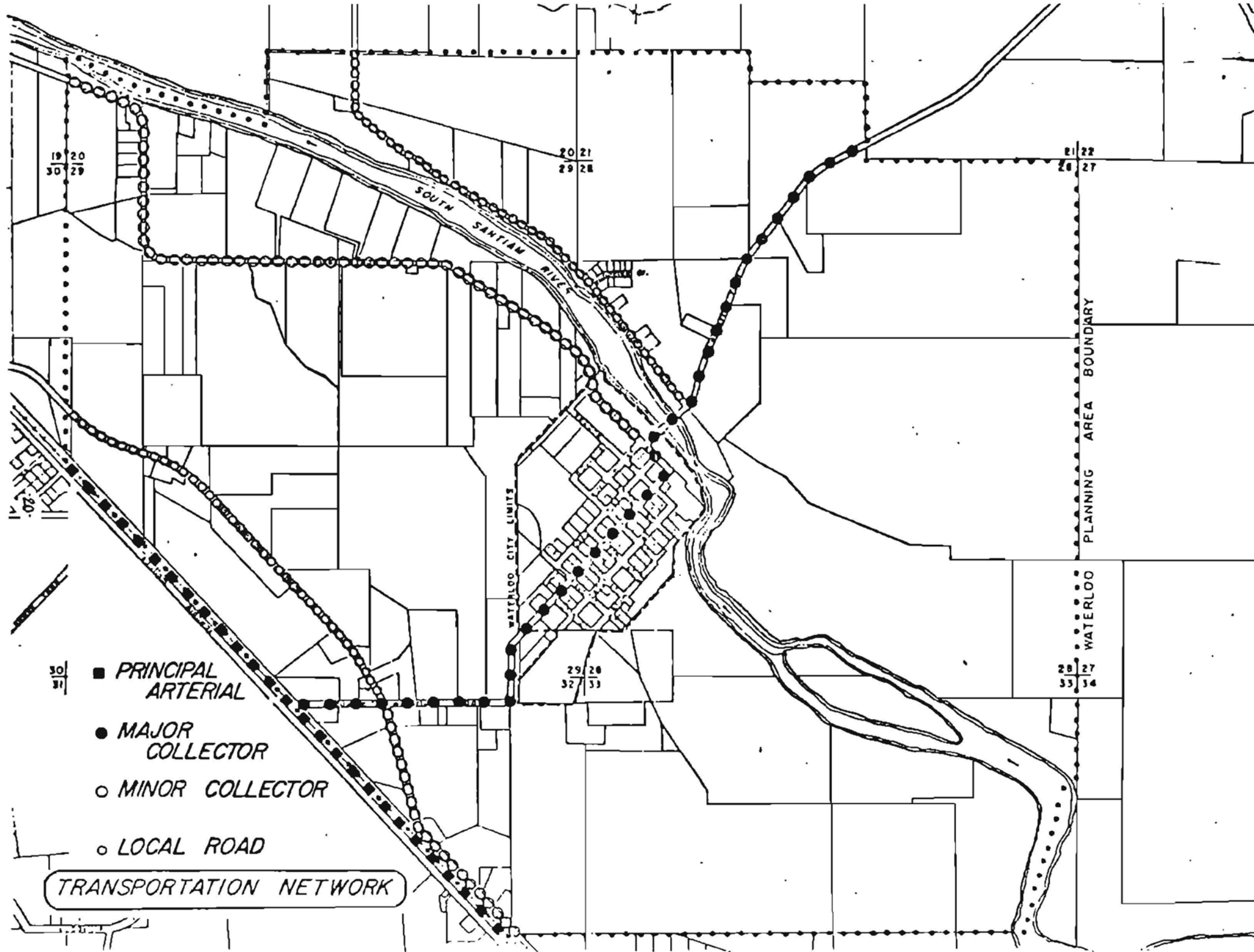
- Suggest road reflectors at dangerous corners on Waterloo Drive between Highway 20 and City.
- Request speed limit signs on Waterloo Drive between Highway 20 and City
- Request design solutions, including but not limited to night lighting, be studied and implemented for intersections of Highway 20 / Waterloo Drive and Highway 20 / Sodaville-Waterloo Drive to alleviate dangerous turns
- Suggest immediate improvement (safety features) to railroad crossing at Waterloo Drive

To insure adequate, safe circulation of traffic within Waterloo the following policies are adopted:

- * Encourage all future street dedications align logically with existing streets*
- * As economics permit, pursue improvement of hazards on the priority list previously indicated.*
- * Consider all newly created roads serving residential needs as "local streets."*

OTHER MODES

Bicycle, pedestrian and bus travel are modes of traffic that



- PRINCIPAL ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - LOCAL ROAD
- TRANSPORTATION NETWORK

address the conservation of energy. Potentials for providing this conservation stem directly from Waterloo's size: it is a small community with a park and general store conveniently located and within biking or walking distance. The creation of a biking/walking path network in the City will create an opportunity not only for energy conservation but for more community interaction.

To this end, the City adopts the following policies:

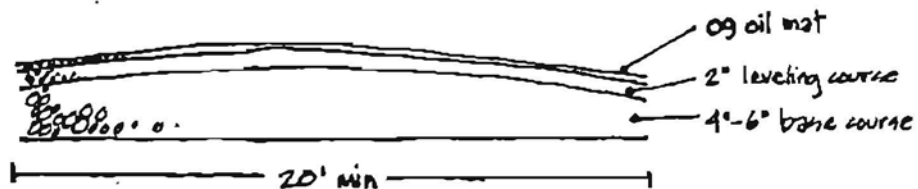
- * *Explore and pursue bikeway/walkway project funding*
- * *Install safety devices (such as crosswalk markings or flashing lights) where necessary for bicycle or pedestrian safety.*

Bus service, while not serving Waterloo regularly, is available on call from the Linn County Senior Bus Service. There appears to be no need, currently, for this Bus Service to travel through Waterloo. Conditions in the City may, in the future, warrant being placed permanently on the bus route.

To this end, the City adopts the following policy:

- * *When population and development conditions warrant, request being placed permanently on the Linn County Senior Bus Service route*

• *local road construction standards* •



PUBLIC FACILITIES ELEMENT

General Development Goals:

- * Insure that public facilities and services are made available to all City residents
- * Provide a framework to meet the needs of all safety, educational and City development concerns
- * Coordinate all public facility improvements with other affected agencies and jurisdictions to avoid duplication or conflict of efforts.

SCHOOLS

The provision of adequate educational facilities is important to Waterloo and the entire Crowfoot School District. The location of the Waterloo Primary School in Waterloo produces impacts — transportation, visual open space, employment — both on the City and the users of the facility from outside the City. A harmonious relationship between the City and School District can be mutually beneficial; a livable environment will enhance the District's educational and building goals, while the District can in turn help to create community recreation opportunities through use of its grounds and facilities.

The situation in the Crowfoot District is currently acute in terms of enrollment and capacity. The District is expected to continue to increase in enrollment and is now, in most cases, at capacity for all facilities. Knowledge of building trends and housing starts will be important to District administrators.

To address the preceding concerns, the following policies are adopted:

- * *Adopt a program of close coordination with the school District including notification to the district of new housing starts or public facility improvements, such as a community water system. The district in turn should notify the City of it's building program and any changes made in it.*
- * *Encourage Crowfoot School District to continue to make playground facilities available and explore possibilities for a joint playground improvement project.*

COMMUNITY WATER

At this point in time, community concern over the development of a community water system does not warrant any type of full scale grant application or involvement. Physical and economic factors, however, may create conditions in the near future that make the provision of community water an issue. Population increases, mineral laden water, and the potential for health hazard are all physical factors that may contribute to the need for a water system. In conjunction with population increases would come a need for buildable lots; buildable lots would increase if community water were to become available.

A two level monitoring program will aid the City in 1.) Determining the need for a water system, and 2.) Becoming familiar with the process for developing a grant application.

The following policies will help the City initiate these programs:

- * *Establish an annual or bi-annual city wide water quality test in cooperation with the Linn County Health Department.*
- * *Establish close communication with the City of Sodaville with respect to the status of their water system grant application.*

In order that feasible options are continually considered by the City of Waterloo, the following policies are also adopted:

- * *Explore alternatives for water supply to Waterloo*
- * *Explore alternatives for financing water systems and consider grant application procedures when conditions warrant.*

COMMUNITY SEWER

The provision of community sewage disposal is tied closely with community water considerations. Depending on the nature of the decision to pursue a water system, the same factors could warrant the development of a sewage system as well. (i.e. — health hazard) The development of a public facility such as this would require a significant change in City policies — opportunity for urban type lot sizes and a probable shift away from rural orientation would be resultant impacts.

At this time, *alternatives* for sewage disposal are the focus. In the future, the possibility for a community sewage disposal system may be important. The following policies are adopted to this end:

- * *Explore alternatives for sewage disposal not limited to community drainfields, composting toilets, recirculating sand filters and other DEQ approved experimental systems.*
- * *Initiate a "city grant" to provide incentive for locating an experimental disposal system in the City.*
- * *Monitor groundwater quality (wells) and land quality (septic tank operation) closely to determine need for a community solution to sewage disposal problems.*

POLICE PROTECTION

Roughly 60% of the respondents to the "Waterloo Housing Survey" indicated more police protection was needed in the City. Waterloo currently receives non-contract service from the County Sheriff's

Office, meaning that local ordinances are not enforced.

Other concerns of City residents have been the problems associated with Waterloo Park. Rectifying these and other problems is the intent of the following recommendations:

- * *Support the Linn County Parks Department in establishing a "park patrol" for Waterloo Park*
- * *Explore possibilities of contracting with the County Sheriff's Office perhaps in conjunction with Sodaville, for the provision of community police protection.*

LIBRARY SERVICE

Untapped potential for providing library service to rural areas exists in the City of Waterloo. No organized service exists either in Waterloo or the surrounding area except for the county-wide books by mail program. Waterloo's location between Lebanon and Sweet Home makes it a logical "rural center" site for some type of library function.

To encourage library service in Waterloo, the following policy is adopted:

- * *Support any attempt in the Lebanon Planning Area to provide library service to the rural residents of the region, while encouraging that Waterloo be considered a prime location for a bookmobile stop, a satellite library, or other site to aid in book dispersal throughout the County.*

PUBLIC/SEMI-PUBLIC UTILITIES

Pacific Power and Light Company, Northwest Natural Gas Company, and Northwestern Telephone Systems, Incorporated, provide electric, gas and telephone service respectively in the City of Waterloo. Of the three, Northwestern Telephone is the only supplier

currently encountering any difficulties. This is in conjunction with the high demand for private lines in rural areas where not many are available. Rapid upgrading of equipment and lines in the Waterloo area insure that those lines are being made available, however.

To insure that these three utilities pursue a coordinated service effort in Waterloo and can serve expected population satisfactorily, the following policy is adopted:

- * *Notify all utility companies of comprehensive plan amendments or intent to construct or pursue grant funds for public water or sewerage facilities.*

HEALTH SERVICES

Full health services for Waterloo residents must be procured in Albany with a limited amount of these services available in Lebanon. To promote energy conservation, the Linn County Health Department is attempting to establish Lebanon as a satellite center for health services providing a full range of amenities and increased hours of business.

The following support policy establishes the City of Waterloo's intent to encourage this activity:

- * *Support Linn County Health Department efforts to establish Lebanon as a center for health services.*

CITY FACILITIES

Waterloo City Hall is currently the only municipal facility of the City. The need for a tot-lot or community playground has been expressed by both citizens at large and the City Council.

To promote City identity and community activities, the follow-

ing policies are adopted:

- * *Explore the possibility of acquiring or developing land upon which to build a small community playground.*
- * *Promote multiple use of Waterloo City Hall for community activities.*

STORM DRAINAGE

Storm drainage, given current allowable lot sizes and soil types, does not appear to be a significant hazard. However, should conditions in Waterloo change to allow higher development density (public water or sewer) a storm sewer study should be considered. Therefore the following recommendation is made:

- * *That storm drainage studies are conducted in conjunction with water or sewer system studies, if and when such studies are undertaken.*

URBANIZATION ELEMENT

General Development Goals:

- * Avoid burdening any public facilities or services
- * Pursue a logical land development pattern to minimize the consumption of land and promote efficient use of land
- * Regulate, through land use controls, the location of wells and septic tanks to avoid undevelopable lots

URBAN GROWTH BOUNDARY

A key reference to the Urbanization Element for Waterloo is the Public Facilities Element. Waterloo is dependent almost exclusively on outside agencies or districts for the provision of many services and, as such, is not pursuing an expansion program. This is evidenced by the fact that Waterloo has no urban growth boundary and does not anticipate the need for one unless substantial changes occur within the planning period.

Changes that City decision makers should monitor relate primarily to building construction trends and the availability of vacant lots in the City Limits and secondarily to the economic/employment picture in Lebanon. By monitoring new land development within the City, decision makers can assess the need for establishing an urban growth boundary and accompanying services.

Policy:

- * *With the current vacant developable land figure standing at 620,000 square feet (31 lots), begin the procedure for establishing an urban growth boundary when this figure diminishes by 2/3 to approximately 211,000 square feet (10-11 lots).*

- * *Begin the procedure for establishing an urban growth boundary if high impact public facilities (such as water or sewer service) are anticipated within the City;*
- * *Until an urban growth boundary is in place, prohibit all annexations.*

URBAN GROWTH BOUNDARY - Locational Considerations

Some considerations for urban growth must go beyond the planning period outlined in this Comprehensive Plan. It is anticipated that at some point in the future, Waterloo will indeed utilize existing vacant land and establish an urban growth boundary. Considerations for doing so, among other things, must address cost-effectiveness and maintenance of City character.

Physical factors limiting the expansion of city boundaries for urbanization include the following:

- 1) The South Santiam River on the North and East
- 2) Public ownerships to the South and East
- 3) Potential for strip development and detachment of areas along River Road and Waterloo Drive.

It is for these reasons that the West boundary of Waterloo is recommended for expansion if and when an urban growth boundary is established. In line with the improvement of Kay Street (Transportation Element), this area is conveniently accessed and would represent a logical addition to City boundaries. In addition, adjacent property is already slated for improvement and development, making further utility extensions relatively inexpensive. Low density growth in this area would promote and maintain the "village" character of Waterloo by avoiding highway/arterial areas for access and encouraging the continued use of local streets for residential access.

Policy:

- * Consider areas on the West boundary of current City limits for possible inclusion in a City Urban Growth Boundary should such a boundary be necessary.

URBANIZATION - within City Limits

Residential land use policies will be the primary method of insuring sound residential development. A development plan has been established for the only large parcel remaining in Waterloo that adheres to the policies contained in the Waterloo Comprehensive Plan. Scattered vacant lots, as developed, will be subject to development policies as well.

Commercial development will be guided primarily by locational criteria and the commercial policies contained in the Land Use Element. These will insure commercial growth that is in line with the desires, needs, and character of the residents of Waterloo.

OTHER SERVICES

Utilities and services in Waterloo currently are at a level that is considered adequate for the existing population. However, since the City can do little to program utility or service improvements on its own initiative, a monitoring approach is the most effective substitute. By way of community surveys the City body can stay abreast of service needs and/or inadequacies. The Council will serve as a liaison between utility/service agencies and the residents of Waterloo by conducting surveys on a regular basis and transmitting this information to the responsible party. Public services should be particularly responsive to citizen or municipal input, and private suppliers may find that the demand indicators from a community survey warrant action on their parts.

Policy:

- * *Conduct an annual utility and service community survey to address the following services: Natural Gas, Electricity, Telephone, Road Maintenance, Health Service, Library, Drainage, Police Protection, Fire Protection and Schools.*

WATERLOO PLANNING AREA

Visual, environmental and social impacts from land use changes outside the City can sometimes be significant. Formal recognition of the Waterloo Planning Area will provide the City with a voice in land use decision making outside its corporate limits.

Policy:

- * *By formal agreement, establish the Waterloo Planning Area as the boundary within which Linn County will seek written comment from the City of Waterloo regarding all land use decisions; (variances, conditional uses, zone changes, subdivisions, and comprehensive plan amendments).*

IMPLEMENTATION, AMENDMENT, AND UPDATE

IMPLEMENTATION

Implementation of the Waterloo Plan will occur within two different frameworks: 1) Development activity that falls under the guidelines of the zoning ordinance, the subdivision ordinance, or the development policies within the plan, and 2) Other activity that may require City initiative to accomplish, such as regular surveys or research concerning a water system.

The zoning and subdivision ordinances for Waterloo are based, to a large degree, on the goals and policies within the Plan. Goals and policies, in turn, are based on citizen input, Council objectives, and the Statewide Planning Goals. The ordinances are intended to address the concerns of all of these interests.

AMENDMENT AND UPDATE

Amendments to the Waterloo Comprehensive Plan (Map and Policies) can be proposed at any time necessary, subject to at least one public hearing being held by the Waterloo City Council. Map amendments must abide by all applicable policies and locational criteria requirements, unless policy changes are also proposed. Proposed policy changes should not have the affect of subverting other elements of the plan. In approving or denying a proposed Plan Amendment, the City Council shall make specific findings as to the reasons for their actions. Amendments may be initiated by the City Council, by any individual, firm or agency.

The following policy for city initiated action is further adopted:

- * *The Waterloo Comprehensive Plan shall be formally reviewed and revised if necessary on no more than a two year cycle. Situations that precipitate an immediate review include grant application for water service, establishment of an urban growth boundary, or a substantial change in housing or economic conditions.*

WATERLOO ZONING ORDINANCE

An ordinance regulating the use and development of land within the City of Waterloo, establishing zones for that purpose and repealing all other ordinances in conflict with this ordinance.

ARTICLE I - INTRODUCTORY PROVISIONS

Section 1.010. Title. This ordinance shall be known as the City of Waterloo Zoning Ordinance of 1979.

Section 1.020. Purpose. The several purposes of this ordinance are:

- 1) To carry out and implement the goals and policies of the Waterloo Comprehensive Plan;
- 2) To preserve, maintain and enhance the character of the City;
- 3) To prevent unsafe concentrations of dwellings;
- 4) To insure the orderly and efficient development of lands and uses within the City, and;
- 5) In general to promote and protect the public health, safety and welfare.

Section 1.030. Definitions. As used in this ordinance, the following words and phrases shall mean:

- 1) Access. The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property.
- 2) Accessory use of accessory structure. A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use.

- 3) Alter. Any change, addition, or modification in construction or occupancy of a building or structure.
- 4) Building. A structure, but not a mobile home, built for the support, shelter or enclosure of persons, animals or personal or real property of any kind.
- 5) City. The incorporated City of Waterloo, Oregon.
- 6) Dwelling, single family. A detached building containing one dwelling unit and designed for occupancy by one family only.
- 7) Dwelling, two family (duplex). A detached building containing two dwelling units and designed for occupancy by two families.
- 8) Dwelling Unit. One or more rooms in a building that are designed for occupancy by one family and that have not more than one cooking facility.
- 9) Grade, ground level. The average elevation of the finished ground elevation at the centers of all exterior walls of a building.
- 10) Height of building. The vertical distance from the grade to the highest point of an exterior wall on a flat roofed dwelling, or to the center height between the highest and lowest points of a pitch or hip roof.
- 11) Home Occupation. A lawful activity commonly carried on within a dwelling by members of the family occupying the dwelling with no more than one employee being engaged, provided that:
 - a) The residential character of the building is maintained;
 - b) The activity does not cause or create loud or continuous noises infringing on the right of neighboring residents to enjoy the peaceful occupancy of their homes;
 - c) The activity does not require care for, breeding, or housing of animals; and

- d) The activity does not require storage of large unsightly items.
- 12) Lot. A parcel or tract of land.
 - 13) Lot area. The total horizontal area within the lot lines of a lot, exclusive of streets and easements of access to other property.
 - 14) Lot, corner. A lot abutting two or more intersecting streets.
 - 15) Lot line. The property line bounding a lot.
 - 16) Lot depth. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line.
 - 17) Lot line, front. The lot line separating the lot from the street. In the case of a corner lot, the front lot line is the shortest lot line along a street. In the case of a through lot, each street has a front lot line.
 - 18) Lot line, rear. The lot line which is opposite and most distant from the front lot line.
 - 19) Lot line, side. Any lot line not a rear or front lot line.
 - 20) Lot width. The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.
 - 21) Mobile Home. A vehicular or portable structure which is constructed for movement on the public highways; which is a minimum of ten feet in width; which contains plumbing, heating or electrical equipment that complies with the State standards for such equipment; which is designed for use as a residence but which has not been demonstrated to conform to the requirements of the building code for other residences.
 - 22) Mobile Home Park. A place where two or more mobile homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space to any person for a charge or fee

or to offer space free in connection with securing the trade or patronage of such person.

- 23) Nonconforming structure or use. A lawful existing structure or use at the time this ordinance or any amendment thereto becomes effective, which does not conform to the requirements of the zone in which it is located.
- 24) Owner. An owner of property or the authorized agent of an owner.
- 25) Person. A natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.
- 26) Recreational vehicle. A vacation trailer or other vehicular or portable unit which is either self-propelled or towed or is carried by a motor vehicle; which is intended for human occupancy and is designed for vacation or recreation purposes but not residential use.
- 27) Recreational vehicle park. A lot which is operated on a fee or other basis as a place for the parking of occupied recreational vehicles.
- 28) Redivision. The further division of a lot for residential purposes, allowable at such time as community water and/or sewer are available. For single family dwellings the redivision standard is 10,000 square feet. For two family dwellings, the redivision standard is 15,000 square feet.
- 29) Sign. An identification, description, illustration or device affixed to a building, structure, or land which directs attention to a product, place, activity, person, institution or business.
- 30) Street. A public right of way for vehicular and pedestrian traffic.

- 31) Structure. Something constructed or built, or a piece of work artificially built up or composed of parts joined together in a definite manner.
- 32) Use. The purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.
- 33) Yard. An open space on a lot which is unobstructed from the ground upward, barring vegetation, except as otherwise provided in this ordinance.
- 34) Yard, front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of the main building.
- 35) Yard, rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of the main building.
- 36) Yard, side. A yard between the front and rear yard measured horizontally at right angles from the side lot line from the side lot line to the nearest point of the main building.

Section 1.040. Compliance with ordinance. Land may be used and a structure or part of a structure may be constructed, altered, occupied or used only as this ordinance permits.

ARTICLE II - BASIC PROVISIONS

Section 2.010. Classification of zones. For the purposes of this ordinance the following zones are hereby established:

Zone	Abbreviated Designation
Residential	R
Commercial	C
Commercial Overlay	C-O

Section 2.020. Zoning Map. An official map signed by the mayor and recorder of the City and showing the location of zones shall be kept on file at the City Hall and is hereby adopted by reference. Any zoning map amendments passed and adopted in accordance with Section VII shall be reflected on the zoning map and signed with the effective date by the mayor and recorder of the City.

Section 2.030. Zone Boundaries. Unless otherwise specified zone boundaries are subdivision lines; lot lines; center lines of street right of ways; or such lines extended.

ARTICLE III - USE ZONES

Section 3.010. Uses permitted outright in an R zone. In an R zone the following uses and their accessory uses are permitted outright:

- 1) Single family dwelling
- 2) Two family dwelling
- 3) Mobile Home
- 4) Temporary 30 day recreation vehicle, exempt from lot area, width and lot depth standards
- 5) Park or recreation facility, exempt from lot area, lot width, and lot depth standards

Section 3.020. Conditional uses permitted in an R zone. In an R zone the following uses and their accessory uses are permitted conditionally, as specified in Article VI:

- 1) Church
- 2) Community building, such as Library, Fire Station, School, etc.
- 3) Rest home, day care nursery, convalescent home, or medical and dental clinics

- 4) Home Occupation
- 5) Utility structure

Section 3.030. Dimensional and lot area standards in an R zone. In an R zone the following dimensional standards shall apply:

- 1) The lot area shall have a minimum of 20,000 square feet for single family dwellings; 30,000 for two family dwellings.
- 2) The lot depth shall be a minimum of 200 feet.
- 3) The lot width shall be a minimum of 75 feet.
- 4) The front yard shall have a minimum depth of 20 feet.
- 5) Each side yard shall have a minimum depth of 10 feet, except that on a corner lot the side yard on the street side shall have a minimum of 20 feet.
- 6) The rear yard shall have a minimum depth determined by the Council at the time of building permit review. Such setback shall allow for redivision of the lot for higher density at a future date, while maintaining established front and side yard setbacks; but shall not be less than 15 feet.
- 7) No building shall exceed 25 feet in height, nor block more than 30% of sun received by existing dwellings.

Section 3.110. Uses permitted outright in a C zone. In a C zone the following uses and their accessory uses are permitted outright:

- 1) Single family dwelling
- 2) Home occupation

Section 3.120. Conditional uses permitted in a C zone. In a C zone the following uses and their accessory uses are permitted conditionally as specified in Article VI:

- 1) Antique shops or second hand stores
- 2) General stores
- 3) Restaurants or cafes
- 4) Hobby shops including woodworking, ornamental iron, ceramics, leatherworking, and shops of similar scale and use.
- 5) Signs

Section 3.130. Dimensional and lot area standards in a C zone. In a C zone the dimensional standards and lot area standards of the R zone shall apply to a lot or structure used as a dwelling and/or home occupation. Where any other uses are authorized, the use and structure are exempted from dimensional and lot area standards.

Section 3.140. Lot coverage. In a C zone, buildings shall not occupy more than 80% of the lot area.

Section 3.210. Uses permitted outright in a C-O zone. As an overlay over the R zone all outright uses within the R zone are authorized in the C-O zone.

Section 3.220. Conditional uses permitted in the C-O zone. In a C-O zone the following uses and their accessory uses are permitted conditionally, as specified in Article VI:

- 1) Antique shops or second hand stores
- 2) Restaurants or cafes
- 3) Vehicle service stations
- 4) Hobby shops including woodworking, ornamental iron, ceramics, leatherworking, and shops of similar scale and use
- 5) Signs

Section 3.230. Dimensional and lot area standards in a C-O zone. In a C-O zone the dimensional and lot area standards of the R zone shall apply to a lot or structure used as a dwelling and/or home occupation. Where any other uses are authorized, the use and structure are exempted from dimensional and lot area standards.

Section 3.240. Lot Coverage. In a C-O zone, buildings shall not occupy more than 80% of the lot area.

ARTICLE IV - SUPPLEMENTARY PROVISIONS

Section 4.010. Maintenance of minimum ordinance requirements. No lot area, yard or other open space existing on or after the effective date of this ordinance shall be reduced below the minimum required for it by this ordinance, and no lot area, yard or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use.

Section 4.020. Access. Every lot shall abut a public right of way for at least 25 feet.

Section 4.030. Accessory uses. An accessory use shall comply with the standards for a principal use, except as this ordinance specifically allows to the contrary.

Section 4.040. Fences. A fence or hedge within a front yard or side yard abutting a street shall not exceed an elevation of 3 feet from the finished grade of the street centerline.

Section 4.050. Special Conditions for mobile homes. The following standards shall apply to the location of mobile homes in the City:

- 1) The mobile home shall be a minimum of 10 feet wide.
- 2) The mobile home shall be equipped with continuous skirting unless placed on a standard continuous concrete foundation, in place within 30 days of occupation.

- 3) The mobile home shall be occupied by the owner or contract buyer of the mobile home for a period not less than six months from issuance of location permits.
- 4) (Reserved for landscaping standards)
- 5) The mobile home must comply with all state laws pertaining to the construction, operation and placement of mobile homes.

Section 4.060. Ratio of dwellings to lots. The following standards shall apply with regard to the ratio of single family and two family dwellings per lot:

- 1) Single Family dwellings - 1 per lot
- 2) Two family dwellings - 1 per lot

Section 4.070. Sanitation standards. Wells and septic tank locations shall meet DEQ regulations and shall, as much as practicable, be located so as not to preclude the development of adjacent lots.

Section 4.080. Signs. Signs shall not be moving or intermittent flashing, shall not shine or create glare in adjacent dwellings, shall not exceed an area of 15 square feet on each side, and shall provide a clear space not less than 8 feet from the grade to the bottom of the sign.

ARTICLE V - EXCEPTIONS AND VARIANCES

Section 5.010. Nonconforming Uses.

- 1) A nonconforming use or structure may be continued but may not be altered, extended or enlarged over 20%.
- 2) If a nonconforming use is discontinued for a period of one year, further use of the property shall conform to this ordinance.
- 3) If a nonconforming use is replaced by another use, the

new use shall conform to this ordinance.

- 4) A nonconforming structure which conforms with respect to use may be altered, extended or enlarged if such construction does not cause the structure to further deviate from the standards of this ordinance.
- 5) If a structure containing a nonconforming use is destroyed by any cause to an extent exceeding 80% of it's valuation as indicated by the records of the County Assessor, a future use of the site shall conform to this ordinance.

Section 5.020. General Exceptions to lot size requirements. If a property ownership, consisting of the entire contiguous land holdings held in a single ownership at the time of passage of this ordinance, has an area or dimension which does not meet the minimum lot size requirements of the zone in which the property is located, the holdings may be occupied by a use permitted in the zone subject to the other requirements of the zone.

Section 5.030. General exceptions to yard requirements. The following exceptions to yard requirements are authorized for a lot in any zone:

- 1) If there are buildings on both abutting lots which are within 100 feet of the intervening lot, and the developed lots have front yards of less than the required depth for the zone, the depth of the front yard of the intervening lot need not exceed the average depth of the front yard of the abutting lots.
- 2) If there is a building on one abutting lot which is within 100 feet of the lot, and the developed lot has a front yard of less than the required depth for the zone, the front yard of the lot need not exceed a depth halfway between the depth of the front yard of the abutting developed lot and the required front yard depth.

Section 5.040. General exceptions to building height limitations. Vertical projections such as chimneys, spires, domes, towers, aerials, flagpoles and similar objects not used for human occupancy are not subject to the building height limitations of this ordinance.

Section 5.050. Projections from buildings. Architectural features such as cornices, eaves, canopies, sunshades, gutters and chimneys shall not project more than 36" into a required yard.

Section 5.500. Authorization to grant or deny variances. The City Council may authorize a variance from the requirements of this ordinance where it can be shown that owing to special and unusual circumstances related to a specific lot, strict application of the ordinance would cause an undue or unnecessary hardship. No variance shall be granted only in the event that all of the following circumstances exist:

- 1) Exceptional or extraordinary circumstances apply to the property which do not generally apply to other properties in the same vicinity, and result from lot size or shape, topography or other circumstances over which the owners of the property have had no control.
- 2) The variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same vicinity.
- 3) The variance would not be materially detrimental to the purposes of this ordinance, or to property in the same vicinity in which the property is located, or otherwise conflict with the objectives or policies of the Waterloo Comprehensive Plan.
- 4) The variance requested is the minimum variance which would alleviate the hardship.

Section 5.520. Procedure for taking action on a variance application. The procedure for taking action on application for a variance shall be as follows:

- 1) A property owner may initiate a request for a variance by filing an application with the City Recorder. A filing fee of \$50.00 shall accompany the application.
- 2) Before the Council may act on a variance application it shall hold a public hearing thereon, following the procedure established in Section 7.030.
- 3) The City Recorder shall notify the applicant for a variance of the action of the Council within 5 days after a decision has been made.

ARTICLE VI - CONDITIONAL USES

Section 6.010. Authorization to grant conditional uses. A conditional use listed in this ordinance shall be permitted, enlarged or altered upon authorization of the Council in accordance with the procedures of this article or any others referenced in this article. A conditional use may be a use entirely appropriate within a particular zone, but due to the nature of the use--creation of traffic hazards, objectionable storage of large unsightly items or similar adverse impacts--it is necessary to impose conditions to protect the public health, safety or welfare. In permitting a conditional use, the Council may impose the following types of conditions which the Council considers necessary to protect the best interest of the surrounding property or the City as a whole:

- 1) Increasing the required lot size in accordance with septic tank requirements
- 2) Limiting the height, size or location of structures
- 3) Controlling the location and number of vehicle access points and parking spaces
- 4) Increasing the street width
- 5) Limiting the number, size and location of signs

- 6) Limiting the hours of operation of a use causing loud, irritating and sustained noise
- 7) Requiring screening or landscaping to protect adjacent properties
- 8) Any other conditions necessary to accomplish the intent and purpose of the Comprehensive Plan, zoning or subdivision ordinances, and any other such implementing ordinances.

In the case of a use existing prior to the effective date of this ordinance and classified as a conditional use in this ordinance, any change in the use or in lot area or any alteration of the structure shall conform with the requirements for conditional use and be subject to the conditional use process. In no instance shall the Conditional Use Permit process be used to discourage any uses permitted under the provisions of this ordinance.

Section 6.020. Procedure for taking action on a Conditional Use application. The procedure for taking action on a conditional use application shall conform to the procedure for taking action on a variance application as specified in Section 5.520.

ARTICLE VII - AMENDMENTS

Section 7.010. Authorization to initiate amendments. An amendment to this ordinance in the text or map may be initiated by the City Council or by application of a property owner or his authorized agent.

Section 7.020. Application for a zone change. An application for an amendment by a property owner or his authorized agent shall be filed with the City Recorder. A filing fee of \$50.00 shall accompany the application.

Section 7.030. Public Hearing. A public hearing shall be held by the Council on any amendments to the zoning ordinance.

- 1) Notice of hearing. Notice of time and place of the public hearing before the Council and of the purpose of the application shall be given by the recorder in the following manner:
 - a) If an amendment to the text of this ordinance or a significant change in the zoning map is proposed, the notice shall be by three publications in a newspaper of general circulation in the City once each week for three consecutive weeks prior to the date of the hearing.
 - b) All other applications shall have public notice by one publication in a newspaper of general circulation in the City. In addition, the City recorder shall send notice of the hearing by mail to property owners within 100 feet of the exterior boundaries of the property where the application has been filed.
 - c) Failure of a person to receive the notice shall not invalidate any proceedings in connection with the application.
- 2) Recess of Hearing. The Council may recess a hearing in order to obtain additional information or to serve further notice upon other persons it decides are affected by the application. The Council shall announce the time and date the hearing is to be resumed.
- 3) The Council shall approve or reject the application. In the case of a zoning amendment, an approved amendment shall be adopted by ordinance.

ARTICLE VIII - ADMINISTRATIVE PROVISIONS

Section 8.010. Enforcement. The City Recorder shall have the power and duty to enforce the provisions of this ordinance. An appeal from a ruling of the City Recorder shall be made to the Council.

Section 8.020. Interpretation. Where conditions imposed by a provision of this ordinance are less restrictive than conditions imposed by any other provisions of this ordinance or of any other ordinance, resolution or regulation, the provisions which are more restrictive shall govern.

Section 8.030. Severability. The provisions of this ordinance are hereby declared to be severable. If any section, sentence, clause or phrase of this ordinance is declared by a court of competent jurisdiction to be invalid, such decisions shall not affect the validity of the remaining portions of this ordinance.

Section 8.040. Permits.

- 1) No building or structure subject to any of the provisions of this ordinance shall be erected, moved, reconstructed, extended, enlarged or altered except upon first obtaining from the Linn County Planning and Building Department a permit to do so. Such permit shall be reviewed by the Council at its regular meeting for compliance with the provisions of this ordinance, and if found to be in compliance shall be signed off by the mayor with initials from 2 councilmembers. If the proposed building does not comply, the Council shall specify those items that are not compliant. Upon satisfactory redressing of those items, the permit shall be signed off by the mayor.
- 2) Applications for building permits shall be accompanied by a plot plan showing existing and proposed structures, wells and septic tank and drainfield locations.

Section 8.050. Time limit on a building permit for a conditional use or variance. A conditional use permit or variance shall be declared void after one year after the date of approval by the Council unless substantial construction on the structure for which the permit was authorized has taken place. The Council may, at it's discretion, extend the time period, not to exceed an additional year.

Section 8.060. Penalty. Any person who violates or refuses to comply with any provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be punished by a fine of not more than \$100.00 for each provision violated. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 8.070. Emergency. It is hereby declared that conditions in the City of Waterloo are such that this ordinance is necessary for the immediate preservation of the peace, health, safety and general welfare of the City and the residents thereof; and an emergency is hereby declared to exist and this ordinance shall be in full force and effect from after it's passage by the Council and signing by the mayor.

Recorder Sandra Ewert

Mayor Bartholomew Wood

Date 11-7-79

Date 11-7-79