



# Oregon

John A. Kitzhaber, M.D., Governor

## Department of Land Conservation and Development

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October 7, 2014

Tom Schauer  
City of Grants Pass  
101 NW "A" Street  
Grants Pass, OR 97526

**RE: Proposed amendment of the Grants Pass urban growth boundary  
(local file nos. 14-4020003 and 14-404; DLCDC file no. 009-14)**

Dear Tom,

The Department of Land Conservation and Development (department) has received notice from Grants Pass of a proposed amendment to its urban growth boundary (UGB). The notice includes the city's proposed comprehensive plan amendments and other documents related to the UGB amendment and establishment of an urban reserve. The department has been working closely with the city on these proposed amendments for several years, and we appreciate the hard work and diligence the city has made in taking steps to meet its future needs for housing and employment land. The actions proposed by the city combine measures to make good use of land already within the UGB with judicious designation of lands to be added to the UGB to meet 20-year land supply needs.

In particular, the department supports the following proposed amendments to the city's plans and codes:

- The city's decision to use an updated and more realistic population forecast is a sound decision. This will result in a correspondingly more realistic estimate of need for new housing and employment opportunities in the city, as well as a more accurate estimate of the city's future public facilities and transportation infrastructure needs.
- The proposed efficiency measures will allow the city to make good use of land already within the UGB, resulting in less expansion into rural lands and in efficient use of the city's existing infrastructure. The efficiency measures also appropriately take into account the impact of new development on existing neighborhoods.
- The establishment of urban reserves for lands needed beyond the 20-year planning horizon gives even more long-term guidance to the city's growth needs, and provides a cushion of lands to consider for adding to the UGB should the city begin growing faster than is currently estimated. The specific interim zoning provisions to be implemented by Josephine County in these areas will allow for their preservation for future urban uses, while allowing landowners continued use and development of their properties for rural uses.

**EXHIBIT** D.1  
TUAPC FINDINGS

The department has one significant concern and two minor concerns with the proposed amendments. The first two relate to compliance with relevant administrative rules while the third is not related to compliance but rather best planning practices.

### **Priority of Land in Urban Reserves**

Within Subarea H.1.1, the city proposes to include a parcel of land that is currently designated as farm resource land within the urban reserve. It is our understanding that this parcel was originally proposed to be added to the UGB as employment land with a finding that land with a higher priority under ORS 197.298 was not suitable for the proposed employment uses. However, there is no analogous provision for selecting land based upon site suitability in the urban reserve rules (see OAR 660-021-0030(4)). The department recommends that the city either include this parcel within the UGB (if necessary findings of need can be made) or leave it outside of the urban reserve and consider its inclusion into the UGB at some future date when necessary to provide for employment land.

### **Short-term Supply of Employment Land**

Since Grants Pass was recently included in a Metropolitan Planning Organization, the economic analysis submitted as part of this application is required to address short-term land supply of employment land.<sup>1</sup> The city has likely already done much of this work as part of the original Economic Opportunities Analysis and recent Regionally Significant Industrial Area designation for the Spalding Industrial Park, so it should not be difficult to include an analysis and policies to address this item.

### **Accessory Dwelling Units**

The department recommends that the city reconsider the proposed requirements for accessory dwelling units, in particular the requirement that the property owner live in either the single-family residence or the accessory dwelling unit. It should be noted that the state has no requirement in statute or rule that cities allow accessory dwelling units, or under what standards such units should be allowed. However, such units can provide needed housing in single-family neighborhoods without detracting from existing neighborhood character, and thus the department strongly encourages cities to allow accessory dwelling units in their zoning codes. A code standard requiring the property owner live in a residence on the property with an accessory dwelling unit would require the city to maintain an ongoing enforcement and regulatory program, stretching available staff resources and putting additional regulatory burdens upon property owners. The city should consider whether this response is proportionate to any problem that would arise from a small percentage of property owners who might rent out both a primary and an accessory dwelling unit on a property.

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<sup>1</sup> 660-009-0020(2): *Plans for cities and counties within a Metropolitan Planning Organization or that adopt policies relating to the short-term supply of land, must include detailed strategies for preparing the total land supply for development and for replacing the short-term supply of land as it is developed. These policies must describe dates, events or both, that trigger local review of the short-term supply of land.*

Please enter this letter into the record of the October 8 hearing and any subsequent hearings on this matter. Please contact me at [josh.lebombard@state.or.us](mailto:josh.lebombard@state.or.us) or (541) 414-7932 if you have any questions regarding the contents of this letter. Once again, the department commends Grants Pass for its extensive efforts to plan for its future.

Sincerely,



Josh LeBombard  
Southern Oregon Regional Representative

cc: Dennis G. Lewis, Josephine County Planning Director  
Gordon Howard, DLCD Urban Planning Specialist

## Tom Schauer

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**From:** craigsiler@comcast.net  
**Sent:** Monday, October 06, 2014 3:11 PM  
**To:** Tod Harrison  
**Cc:** Tom Schauer  
**Subject:** Proposed rezoning of Siler 615 Lincoln Rd property

Attn: Tom Schauer, Senior Planner, City of Grants Pass

Please enter this letter as testimony at the October 8, 2014 public hearing regarding the adoption of this re-zoning Ordinance.

In reference to the proposed rezoning of our property located at 615 Lincoln Rd, Grants Pass as follows:

Tax Lot 36-06-13-44-500. This is a 1.24 acre parcel currently zoned GC. Proposed zone: R-4-2.

Tax Lot 36-06-13-44-400. This is a 2.00 acre parcel currently zoned R-2. Proposed zone: R-4-2.

We support the proposed zone change on these properties to R-4-2.

Respectfully,  
Stephen C. and Cynthia M. Siler  
1341 West Meadows Drive  
Salem, OR 97304  
[craigsiler@comcast.net](mailto:craigsiler@comcast.net)  
(503) 551-1442

October 6, '74

We are not able to attend  
the meeting this evening, but  
our son Mark <sup>RECEIVED</sup> will be there.

We are strongly opposed to the  
Urban Renewal.

We are both retired <sup>think</sup> and live  
on a fixed income, which would  
pose a hardship with extra  
expenses that would occur  
with being forced to go into  
the City.

There are other neighbors in  
our area that it would also  
affect their living conditions,  
the same as ours.

We would like to attend your  
meeting, but due to poor health,  
we cannot be there.

Donald J. Wharmby  
Amy J. Wharmby

EXHIBIT I

EXHIBIT D.3  
TO UAPC FINDINGS



402 S.E. "G" Street Grants Pass, Oregon 97526 Ph. (541) 476-1583

10-06-14

To Whom It may Concern.

This is to notify you that I am deeply opposed to bringing us into the city limits. A current health problem prevents me from attending any meetings in this regard.

I will not be able to absorb the cost because of the expense associated with my health.

There are other undeveloped areas that could be developed before using our property.

Thank you for your consideration.

EXHIBIT 2

Helen McCall

October 7, 2014

Douglas E Sammis  
Christine C Sammis  
869 West Harbeck Rd  
Grants Pass, OR 97527

Grants Pass Urban Area Planning Commission  
And Grants Pass city Council  
Project Number: 14-40200003.c

Subject: Comment on the proposal.

We live in the proposed zoning change. We have received no mailing from the city until our neighbor shared his notification regarding a hearing scheduled for October 8, 2014 and again November 12, 2014 for the adoption of this ordinance. I called Mr Tom Schauer for background on the proposal who is identified as the point person on this project. Tom emailed me a copy of the notification Friday, October 2, 2014.

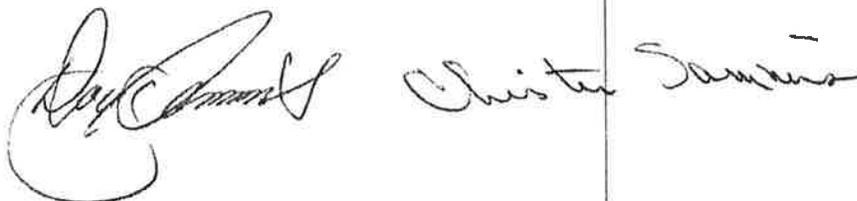
Our property is located on Harbeck Rd across from a dead end street, Regina way. It is a home we are buying since 2005 and a result of knowing the current zoning as R1-8. We built a strategy around the fact that we were in a residential overlay and homes built would be along the same zoning as were the sub development behind my property known as Windemere Homes. I've lived at this address since May of 2001 and have endured changes from the city on road improvements for which we lost some of the quiet country atmosphere, plus, in the following years we were annexed to the city.

This change to the road was created for the use as a main arterial street connection to Allen Creek Road and as a shortcut access to Redwood Highway. The speed limit went from a residential country low use roadway to a modern elevated and widened emergency service roadway. There are serious issues regarding the planning and use of West Harbeck Rd because of current traffic flows.

We have not received any study pertaining to traffic flow and rezoning my property to GC-2 as if these were an analysis to support this project rezone. There is reason to believe that this future rezone is intended to allow more high density development when said properties in the proposal are instead best suited to single home residential. The Williams Highway borders the area and virtually would leave no access to future ingresses and egresses should a developer want to build professional offices.

As we mentioned, our property shows promise as an access point for any development on this city plan because of its relation to Regina Way. Why were we not informed in a timely manner regarding this planning and rezoning overlay?

We believe the city should honor the property rights of those of us who would be directly impacted for this proposal since it appears that one individual would benefit financially and significantly by this rezone. The city would also benefit by having a potential for more property tax base with higher density property lots. Any traffic study used to support GC-2 Zoning on our property is in question and we for purposes of this proposed rezone must oppose it.



**EXHIBIT** D.5  
TO UAPC FINDINGS

Oct 8, 2014

To: The Urban Area Planning Commission

From: Gary & Cortney Buckmaster  
3253 South River Road

Ladies & Gentlemen;

We attended the Informational Open House on Tuesday, Sept. 30, to review your proposal for the Urban Growth Plan. We would like to thank you for excluding our farm properties from the Growth Plan. However, we were shocked and dismayed to realize that you are considering the incorporation of the acreage bordering our farm into the UGB plan. These properties, 3130 Leonard Road, 3322 Leonard Road (36-6-22-11/000502 & 36-6-22-11/000500), have been farmed continually for at least the past 90 years, are in the Green Belt, and border the property that we live and farm on, and were all part of the original land lot. The soil quality for these parcels is equal to the soil types and quality of the Exclusive Farm zoning directly across the river, on Lower & Upper River Roads. The only difference is lot size.

Another problem that this re-zoning presents, is that it would leave NO buffer zone between our farming operation, involving raising livestock, (cattle, horses, chickens, mules, etc.), as well as crops. Anyone with common sense would realize that this would be a recipe for disaster.

The Leonard Road properties, as well as our own, have always been a part of the migratory pathway and feeding area for thousands of Canadian geese. We also have large numbers that over-winter there, every year.

There are also the issues of the overburdened Redwood Sewer Pumping Station, that was overcapacity before it was even finished, (the sewage would have to be pumped uphill-this seemed to be a tie-breaker on the consideration of other areas proposed), the desperately overcrowded Redwood School, and the ever-present traffic congestion on Redwood Ave, that has only been made worse with the continuing development. These problems will not be helped by the additional burden to this sensitive area.

This would be taking some of the best farmed land of our community, and destroying it forever. To lose an open piece of property like this would be a tragic loss to the entire community. What a loss for everyone!

We hope and pray that you will consider leaving a vital buffer area around our farm.

Thank you for your time, efforts and consideration.

Gary & Cortney Buckmaster

EXHIBIT D.6  
TO UAPC FINDINGS

October 8<sup>th</sup>, 2014

Re: Notice of public hearing. Proposal for a land use regulation that may affect the permissible uses of your property and other properties.

Tom Schauer and Grants Pass City Council,

I am writing in regard to the proposed zoning change along West Harbeck Road. It is my understanding that the R1-8 zoning is potentially going to be changed to GC2. It is also my understanding that within that zone change, R3 is allowed, which means there could be high density building.

I'm writing this letter on behalf of a friend of mine, who lives in the Harbeck area, and is absolutely against this proposed change. There is a subdivision of single family homes, which was one of the reasons for the purchase of his property. The plan was to keep his parcel to be divided, or not, within the R1-8 (residential low-density) zoning. There is a big difference in the value of your home next to single family residences, as opposed to high density apartments or condo's.

I also understand that the urban growth boundary always has a plan for expansion, but I believe that going out Williams Hwy is the obvious choice for GC2.

Please also take into consideration the value of the homes in the Mauer Meadows Subdivision. People bought their homes with the understanding that they would not be next to High Density Buildings. How would you like to have a 2 or more story building next to your property looking down into your back yard?

Thank you for your consideration,

*Shirley Liska*

Shirley Liska

EXHIBIT D.7  
TO UAPC FINDINGS

October 8, 2014

To All it May Concern;

It has come to our attention that there is under consideration a zoning change for a parcel of land located on Harbeck Road that is adjacent to land that we own. It is understood that this change would allow apartments to be built on this property. This is not good and we must adamantly oppose such a change.

We developed and built Mauer Meadows Subdivision and sold homes with the understanding that those people buying the homes would enjoy privacy and adjacent homes similar to theirs. Now with this zoning change, those who bought lots abutting this land could have two story apartments looking down into their back yards. Not what they bought into. This change is not good and we oppose it.

We also own several parcels that abut this property. We do not want dense a living situation adjacent our homes, added traffic, and increased worry, with decreased privacy. This change is not good and we oppose it.

Allen Dale Elementary and South Middle School are busting at the seams. If the land is developed with single family units, as it should be and has been expected to be, that will in itself impact the schools. But to add dense apartments is not the answer for this parcel. This change is not good and we oppose it.

We strongly urge that all persons considering this proposed change decline to approve it. It is not in the best interest of those already living in the area because of the increased traffic it could create, or privacy it could rob, and the current homeowners it would impact.

Sincerely,



Robert Watts



Kay Watts

Grants Pass Urban Area Planning Commission and City Council  
Project number: 14-40200003.c

Regarding proposed zone changes

We have received the informational packet that the planning commission is proposing the change of the land use zoning of multiple residential lots adjacent to our property. The lots that we are concerned about with the zone changes are 897 W Harbeck Rd, 869 W Harbeck Rd, 893 W Harbeck Rd, 855 W Harbeck Rd, 829 W Harbeck Rd, and 2090 W Williams Hwy. These properties are located adjacent to our property which is a residential home in a desirable residential neighborhood located at 933 SW Princess Circle. We purchased our lot in 2007 and built our home with knowledge that the neighboring properties are zoned R-1-8. We knew that if the property owners of those properties ever decided to develop their land they would be developing R-1-8 single family homes of like type properties as our neighborhood.

If the city were to change the zone to the proposed GC2 zone, that zone change would allow for the potential multi-story office buildings and multi-story multi-family dwellings. These changes would lower the value of our homes and change the character of our neighborhood. We would have never built the type of home we built with our lot boarding a GC2 zoned lot. It would seem a poor and unethical decision to purposely devalue a neighborhood to make this zone change.

When the Maurer Meadows subdivision was created the CCR's they included had many restrictions in their building requirements in order to maintain the value and integrity of the neighborhood. One item the developers included in order to keep the preexisting property owners happy was that there were no 2 story homes allowed to be built in the first phase. I have attached the CCR's for you to see the requirements and restrictions of the neighborhood to maintain the longevity of the value and character of our homes in the subdivision.

We are opposed to the idea of changing the zoning of properties in our area that would downgrade the value of the existing neighborhoods and have a severe negative impact to our home. We recommend the current zoning of those lots all stay R-1-8 to which they have been originally designated.

Thank you



Mark Johnson and Kelly Johnson

**EXHIBIT** D.9  
TO UAPC FINDINGS

DECLARATIONS OF CONDITIONS AND  
RESTRICTIVE COVENANTS

MAURER MEADOWS SUBDIVISION

It is intended by these covenants and restrictions to create and maintain a desirable and attractive subdivision. The undersigned, being the owners and parties in interest of all the real property know as MAURER MEADOWS SUBDIVISION in the City of Grants Pass, Josephine County, Oregon, do hereby make the following declarations of conditions and restrictions covering all of the said real property within MAURER MEADOWS SUBDIVISION, as the same appears on the map and plat thereof recorded in Volume 9, at Page 411, of the Records of Town Plats of Josephine County, Oregon, specifying that this declaration shall constitute covenants to run with the land and shall be binding upon all persons claiming under them and that these conditions and restrictions shall be for the benefit of and the limitations upon the undersigned, their heirs, successors, and assigns, and all future owners of said real property or any portion thereof, and the same are hereby made a part of all conveyances of real property within the said subdivision as follows:

SECTION 1 - DEFINITIONS

The following words when used in this Declaration shall have the following meanings:

- 1.1 "Owner" shall mean the recorded owner, whether one or more persons or entities of the fee simple title to any lot including a purchaser under a land sale contract. Prior to the first conveyance of a lot, "Owner" shall also mean Declarant.
- 1.2 "Lot" shall mean any of the subdivision lots.
- 1.3 "Recreational Equipment" shall include motor homes, campers, travel trailers, tents, boats, snowmobiles, ATVs, motorcycles, jet skis, sporting equipment such as basketball hoops, baseball nets, swimming pools, and all other similar vehicles or apparatus.
- 1.4 "Subdivision" means Maurer Meadows, a subdivision in Josephine County, Oregon, the final plat of which was recorded on JANUARY 27, 2004, in the official records of Josephine County, Oregon in Volume 9, page 411 and all lots therein.
- 1.5 "Property" means the subdivision and all lots and land within the subdivision.
- 1.6 "Manufactured Home, Mobile Home, Modular Home" means any structure or part thereof intended for use as a dwelling which is fabricated or assembled in whole or in part at a site other than the lot and is transported to the lot in a completely or partially assembled state.

JOSEPHINE COUNTY OFFICIAL RECORDS  
GEORGETTE BROWN, COUNTY CLERK

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- 1.7 "Architectural Control Committee" will hereafter be referred to as the ACC. The ACC shall be composed of two officers of Amerivest LLC. The ACC will appoint a third member to serve on the ACC. The ACC may delegate its function to an individual agent, such as an architect or designer or subsequent owner of the subdivision.

## SECTION 2 - USE

- 2.1 The use of lots is restricted to one dwelling for a single family for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling, not exceeding one story in height, and accessory buildings reasonable necessary for residential use of a lot. A lot and the improvements thereon shall not be used in whole or in part for any commercial purpose including day care centers.
- 2.2 No animals, livestock or poultry of any kind or number shall be raised, bred, or kept on a lot provided. However, 2 dogs, 2 cats or other household pets may be kept for personal enjoyment and not for any commercial purpose. Other household pets may be kept only on the condition that the number thereof and the manner in which they are kept do not cause annoyance or create an unsightly presence or nuisance for owners of adjoining lots.
- 2.3 No lot shall be used for the dumping, storage or collection of trash, Garbage or rubbish except for household garbage kept in sanitary containers regularly serviced by a garbage collection company or by the owner. Garbage receptacles shall remain behind fences or in closed garages except for the day of collection.
- 2.4 No offensive activity shall be conducted or allowed on the property which is or could be an annoyance or nuisance to other Owners.
- 2.5 No basement, garage, tent, "Recreational Equipment" or other structure On a lot shall be used as a dwelling unit on a temporary or permanent basis. No "Mobile Home, Modular Home or Manufactured Home" shall be erected, placed or occupied on any lot.
- 2.6 All "Recreational Equipment" shall not be allowed on any part of any lot nor on public ways adjacent thereto except within the confines of an enclosed garage, or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any dwelling or attached garage.
- 2.7 No industrial and commercial vehicles or large trucks, tractors or similar vehicles shall be parked or garaged within the subdivision. No immobile, junk or unserviceable vehicles or parts thereof shall be permitted with the subdivision. No vehicles requiring extensive repair shall be permitted within the subdivision for any period in excess of ten (10) days.

- 2.8 No poles shall be permitted within the subdivision except for poles that are installed by the City of Grants Pass as street light standards. No overhead wires shall be erected or used for any purpose. Any satellite dish shall not exceed 18 inches in diameter, shall not be visible from the street and are subject to ACC approval. No outside radio or television antennas will be allowed. Flagpoles shall be no taller than 16 feet. (This paragraph is not to apply to power poles or lines already existing at the time of this declaration, or the rights of the power utility to maintain or construct same, nor shall this provision prohibit the exercise of rights under pre-existing easement or agreements.)

### SECTION 3 - BUILDING STANDARDS

- 3.1 All buildings erected on any lot in the subdivision shall include the following features:
- a. The pitch of the roof shall be not less than 5 and 12.
  - b. All roofs shall have Elk Raised Profile 30 year Asphalt Shingles. All roof colors shall be Sablewood. Should this product or color become unavailable or cost prohibitive, the ACC has the right to change it.
  - c. All structures on road frontage shall consist of horizontal siding.
  - d. All accessory buildings shall conform generally in architectural design and be constructed of the same exterior materials, and have the same exterior finish, as the dwelling house.
- 3.2 No dwelling shall be constructed on any lot unless the total square footage of the main structure, exclusive of porches, patios, and garages, is not less than 1600 square feet nor more than 3000 square feet unless approved by the ACC.
- 3.3 Each dwelling shall include a two (2) or three (3) car garage.
- 3.4 No dwelling shall be occupied, permanently or temporarily, prior to 100% completion. All buildings shall be completed within eight (8) months from start of construction.
- 3.5 All front elevations of house must have no less than 60 square feet of brick or rock attached to the front elevation of structure.

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#### SECTION 4 - LANDSCAPE AND APPEARANCE

- 4.1 Landscaping of the front yard shall be completed as soon as after completion of the dwelling, but in any event, shall be completed no later than three (3) months from the issuance of a certificate of occupancy for the dwelling.
- 4.2 Landscaped areas and driveways must be maintained in a clean and orderly fashion. No rubbish, trash, or equipment shall be kept on property. Woodpiles, tools and equipment shall be stored within a building or sight obscuring enclosure.
- 4.3 All buildings, structures, fences and landscaping shall be constructed and maintained in a clean and presentable appearance.
- 4.4 All fences and shrubbery shall comply with the City of Grants Pass' building codes and ACC for appearances and materials used.
- 4.5 For non owner occupied properties all front yards and exposed side yards are to be maintained using professional landscapers. The maintenance frequency is to be every one or two weeks based on the time of year. All irrigation is to be automated. Dead and dying plants are to be replaced within a reasonable time frame. Any bark/mulch is to be replaced at least every three years.
- 4.6 All front areas are to be landscaped to a minimum of one (1) tree per road frontage (two [2] trees for corner lots), nine (9) shrubs and 500 square feet of lawn. Front yards shall be landscaped to a value of not less than \$4,000.00.
- 4.7 No signs shall be placed on a lot except as follows:
  - a. One sign of not more than one square foot prepared by a nonprofessional.
  - b. One sign of not more than 5 square feet offering the property for sale or rent.
  - c. The developer and its agents and assigns may, until all lots within the subdivision are sold and dwellings constructed thereon, place signs as deemed appropriate to advertise the property.

#### SECTION 5 - ARCHITECTURAL CONTROL

- 5.1 The owner and/or builder shall apply in writing to the ACC for approval and shall submit a plot plan depicting the location of the house and other improvements and landscaping on the lot, a set of building plans, a list of exterior materials, color samples, and brick, rock, stucco and other accents to the exterior elevation of the home. Said submittals to be constructed

upon each lot in said subdivision shall be approved before construction may commence.

-Page 4 of 6 -

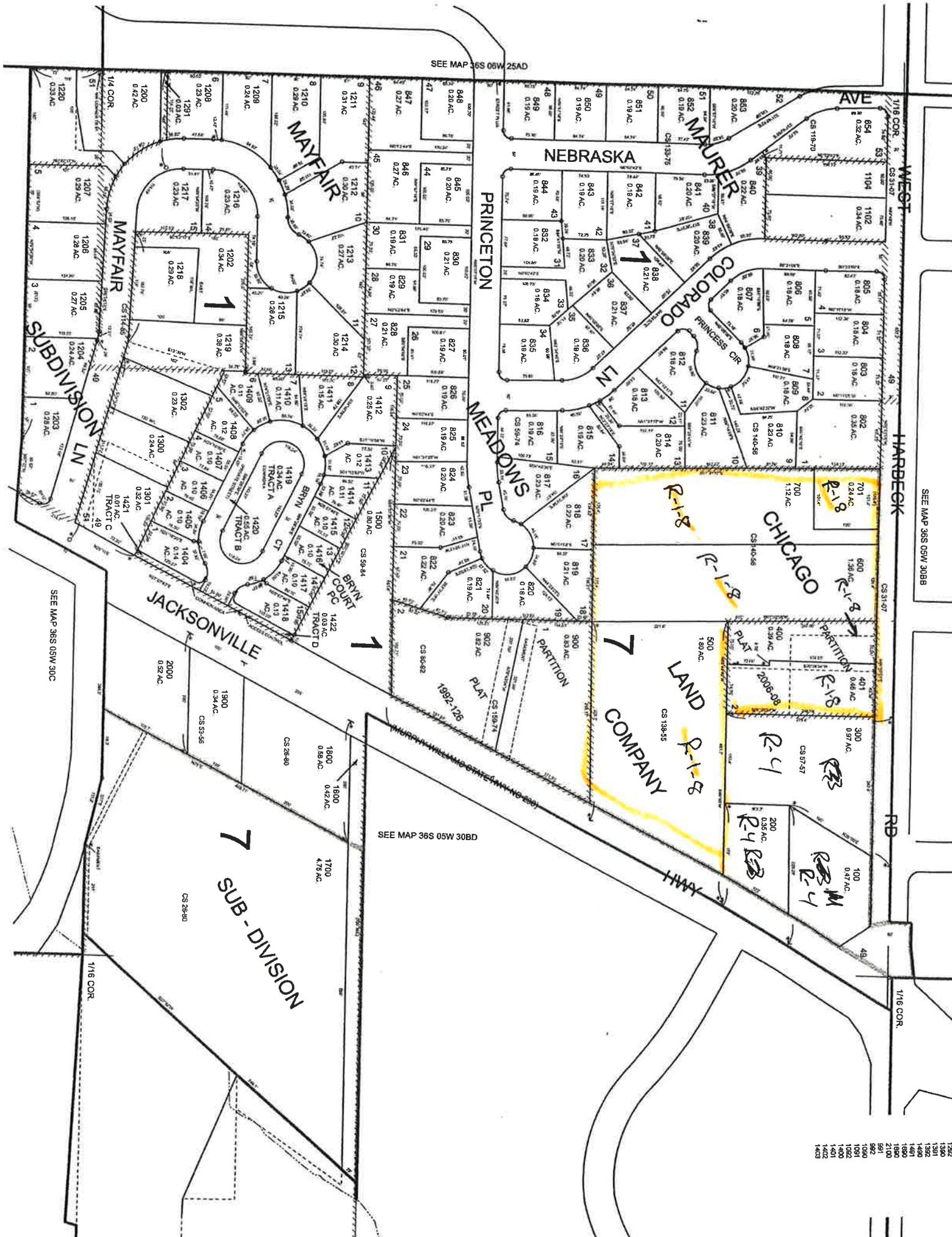
- 5.2 Approval thereto shall be obtained by application in writing of the owner to the original subdivision, declarant, or the ACC primarily with respect to conformity and harmony of the external design with existing structures. The ACC will approve or reject the submittal thereon within 21 days after it is received. Failure of the ACC to act within that time shall be deemed an approval of the submittal. The ACC at their sole discretion, shall deem what types of home and fence construction satisfies "conformity and harmony" in the development.
- 5.3 Application shall be submitted to the ACC in writing at 299 E. Park Street, Grants Pass, Oregon 97527.

#### SECTION 6 - ENFORCEMENT

- 6.1 These covenants, conditions, restrictions, exceptions and reservations shall operate for the benefit of and may be enforced by the grantor, its successors and assigns, and also the owner or owners of any lot within the subdivision. Enforcement may be by an action filed in the Circuit Court for the State of Oregon for Josephine County brought against any person or persons violation or attempting to violate any of these covenants, restrictions, conditions, expectations and reservations, which action may seek injunctive relief or damages, or both. Whether or not suit is filed, the ACC referring this Declaration to an attorney for enforcement regarding a violation thereof shall be entitled to recover from the party violating these restrictions their reasonable attorney fees.
- 6.2 These covenants, conditions, restrictions, and exceptions shall continue in effect for twenty (20) years from the date hereof. Thereafter, these covenants shall automatically extend for successive periods of ten (1-) years unless an instrument changing this Declaration and signed by the owners of two-thirds of the lots in said subdivision has been recorded prior to the applicable expiration date.
- 6.3 If any of these provisions conflict with applicable statutes, ordinances, rules or regulations of any governmental agency or political subdivision with jurisdiction over the subdivision and these restrictions are more strict, these restrictions shall control. If these restrictions are less strict, the those applicable statutes, ordinances, rules and regulations shall control.

#### SECTION 7 - SEVERABILITY





SEE MAP 36S 06W 25AD

SEE MAP 36S 05W 30BB

SEE MAP 36S 05W 30BD

SEE MAP 36S 05W 30C

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