

SECTION 20 – OYSTERVILLE HISTORIC DISTRICT AND DESIGN REVIEW

- A. INTENT. The Comprehensive Plan recognizes the historic value and distinctiveness of the Oysterville community. It is the intent of this Section to preserve and enhance the heritage of Oysterville through regulatory controls which will ensure that development is consistent and harmonious with the existing architectural style and historic significance of Oysterville.
- B. GUIDELINES. The Oysterville design review guidelines shall be utilized as a regulatory document to determine the suitability of development within the authority of this Section. The Oysterville design review guidelines are contained as Appendix C to this Ordinance.
- C. BOUNDARIES. The jurisdiction and boundaries of the Oysterville historic district are delineated on the Official Land Use Atlas. Section 20 applies only to those lands within the Oysterville historic district and is not applicable to any other part of unincorporated Pacific County.
- D. SUBMITTAL REQUIREMENTS. All plans, documents, material samples, or any other information necessary for review by Pacific County as required by the design review guidelines shall be submitted to the Department of Community Development by the applicant along with the ODR application.
- E. OYSTERVILLE DESIGN REVIEW (ODR) – ACTIONS. All applications requiring approval by the Hearings Examiner, except for when administrative approval is granted, shall be reviewed using a Type III process as delineated in Pacific County Ordinance No. 177, or any amendments thereto. The Administrator is authorized to make an administrative approval using a Type I process under Pacific County Ordinance No. 177, or any amendments thereto, as long as the request is consistent with the design review guidelines and complies with the design review guidelines and complies with the intent of this Section.
- F. DEVELOPMENT REQUIRING CONSIDERATION BY THE ODR. The following activities require a public hearing:
 - 1. Major construction which generally includes all new construction and rehabilitation including, but not limited to:
 - a. All significant exterior construction or improvements determined by the coordinating agency requiring a building permit from Pacific County.
 - b. All additions, edifices, appendages, or other “structures” as defined in this Section.
 - c. All new construction or additions; and
 - 2. Minor construction (which changes the existing appearance of structures);
 - a. Maintenance or renovation of structural systems.
 - b. Reroofing, except when emergency patch repair is necessary to immediately protect human health, safety and welfare.
 - c. New siding on either principal structures or accessory structures.
 - d. Alteration of windows, doors or any exterior elements or features of any historic buildings.

3. Administrative approval. The Administrator may grant administrative approval with or without conditions for the following:
 - a. Tree removal, involving the removal of tree(s) greater than eight inches in diameter.
 - b. Sign(s), either public or private sign installation, except for incidental residential identification sign(s).
 - c. Lighting, public or private street lighting installations, except for incidental residential exterior lighting.
 - d. Satellite dishes, ham radio antennas, and roof aerals.
 - e. Fencing, and significant changes to existing fencing.
 - f. Exterior repainting, if the coloring is different than what currently exists on the structure.
 - g. Demolition of any existing structures except in cases when field review determines the structure is or may be of historic significance, in which case application shall be made to the ODR for a public hearing in accordance with the design review guidelines.
 - h. Construction, improvement and repair to the infrastructure system of the district including but not limited to roads, drainage, power, telephone, water and sewer projects, if the proposal will change existing appearance in the district.
 - i. Tree trimming by county, state, or public utility districts.
 - j. Emergency repairs or modifications to roads, utilities, vegetation and structures are allowable to protect the public health and safety, provided that the Pacific County Department of Community Development is notified within forty-eight (48) hours of commencing said repairs or modifications. All uses and structures nearly identical to the uses and structures listed in this Subsection.
- G. REVIEW CONSIDERATIONS. The Hearings Examiner, in considering the appropriateness of any development activity, shall base all decisions on this Section and the design review guidelines. The Hearings Examiner shall consider the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the structure in question or its appurtenant fixtures including signs, the relationship of such features to similar features of other buildings within Oysterville, and the position of such buildings.
- H. REVIEW – CERTIFICATES OF APPROVAL. If, after consideration of the foregoing criteria, the Hearings Examiner determines that the proposed development is consistent with this chapter and the design review guidelines, he or she shall issue a decision of approval, and may specify changes, modifications and deletions.
 1. The decision shall be submitted to Pacific County before further review of the application is considered by the County.

- I. APPEALS. Any appeal of an administrative decision or a decision of the Hearings Examiner shall comply with the requirements of Pacific County Ordinance No. 177, or any amendments thereto.
- J. PROPOSALS – CONTENT. An applicant proposing a project within the Oysterville Historic District shall submit as part of their application packet:
 - 1. An ODR application as determined by the Department of Community Development.
 - 2. Minimum documentation including architectural renderings, drawings, building plans, site plans, etc., as prepared by a registered architect defining all major construction under review by the Hearings Examiner. All submitted plans shall conform to the requirements of the design guidelines.
 - 3. In addition to the required application for all work defined as minor construction and other construction, the applicant shall submit necessary plans and samples as required in the design guidelines.
- K. APPLICABILITY OF OTHER ORDINANCES. All construction activities in Oysterville shall be done in accordance with all applicable ordinances of Pacific County. Compliance with this Section shall not in itself constitute compliance with any other code or ordinance to which a building may be subject, nor shall compliance with such other applicable codes or ordinances constitute compliance with this Section.