



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

AMENDED NOTICE OF ADOPTED AMENDMENT

September 11, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of North Plains Plan Amendment
DLCD File Number 002-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: September 26, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Meg Fernekees, DLCD Regional Representative
Don Otterman, City of North Plains

<paa> ya

FORM 2

DEPT OF

DLCD NOTICE OF ADOPTION

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18

SEP 06 2007

(See reverse side for submittal requirements)

**LAND CONSERVATION
AND DEVELOPMENT**

Jurisdiction: CITY OF NORTH PLAINS Local File No.: CP-07-0009
(If no number, use none)

Date of Adoption: SEPT 4, 2007 Date Mailed: SEPT 5, 2007
(Must be filed in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: JUNE 15, 2007

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

CHANGE COMPREHENSIVE PLAN DESIGNATION AND ZONING DESIGNATION ON PROPERTY RECENTLY ANNEXED INTO CITY.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

SAME

Plan Map Changed from : FD-10 to NC

Zone Map Changed from: FD-10 to NP

Location: SOUTHWEST CORNER OF JACKSON SCHOOL RD AND WEST UNION RD Acres Involved: 24.33 ACRES

Specify Density: Previous: 1 UNIT / 10 ACRES New: 8.4 UNITS / ACRE

Applicable Statewide Planning Goals: 2/3/10/14

Was an Exception Adopted? Yes: _____ No: X

DLCD #002-07(16183)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: CITY OF NORTH PLAINS, WASHINGTON COUNTY

Local Contact: DON OTTERMAN Area Code + Phone Number: 503-647-5555

Address: 31360 NW COMMERCIAL ST City: NORTH PLAINS

Zip Code+4: 97133 Email Address: don@northplains.org

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**
2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Mara.Ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 365

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP AND ZONING MAP FOR CERTAIN PROPERTY OWNED BY JACKSON UNION LLC, IN THE CITY OF NORTH PLAINS, WASHINGTON COUNTY, OREGON.

WHEREAS, the City has received an application from Jackson Union LLC, for a Comprehensive Plan Map amendment and Zoning Map amendment from Washington County Designation Future Development 10 Acre Minimum (FD-10) to Neighborhood Community (NC) on property described on the map and legal description attached hereto and incorporated herein as "Exhibit A", pursuant to Chapter 16.50 of the City Zoning and Development Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on August 8, 2007 on the application and recommended approval of a change of zone and Comprehensive Plan designation from FD-10 to NC to the City Council. The City Council conducted the final public hearing on August 20, 2007 and accepts the Planning Commission recommendation.

WHEREAS, the City Council finds that the proposed amendments comply with the goals and policies of the Comprehensive Plan and the requirements of the Zoning and Development Ordinance.

THEREFORE, THE CITY OF NORTH PLAINS DOES ORDAIN AS FOLLOWS:

1. The City of North Plains Comprehensive Plan Map is hereby amended by the redesignation of the property described and shown in Exhibit A.
2. The City of North Plains Zoning Map is hereby amended by the rezoning of the property described and shown in Exhibit B.
3. The City Council hereby adopts by this reference the Final Findings and Order dated August 8, 2007.

INTRODUCED on the 20th day of August, 2007, **AND ADOPTED** this 4th day of September, 2007.

CITY OF NORTH PLAINS, OREGON

BY: Cheri Olson
Cheri Olson, Mayor

ATTEST:

BY: Debbie Owens
Debbie Owens, City Recorder



9755 SW Barnes Road, Suite 300
Portland, Oregon 97225
503.626.0455
Fax 503.526.0775

APRIL 24, 2006

LEGAL DESCRIPTION FOR
PROPOSED ANNEXATION AREA "1"
TO THE CITY OF NORTH PLAINS

PROJECT NO. 32992

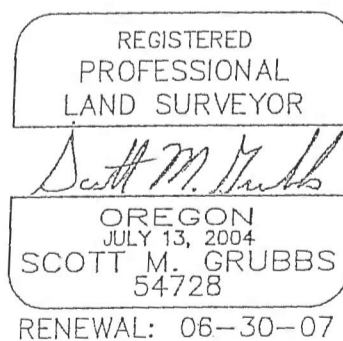
EXHIBIT "A"

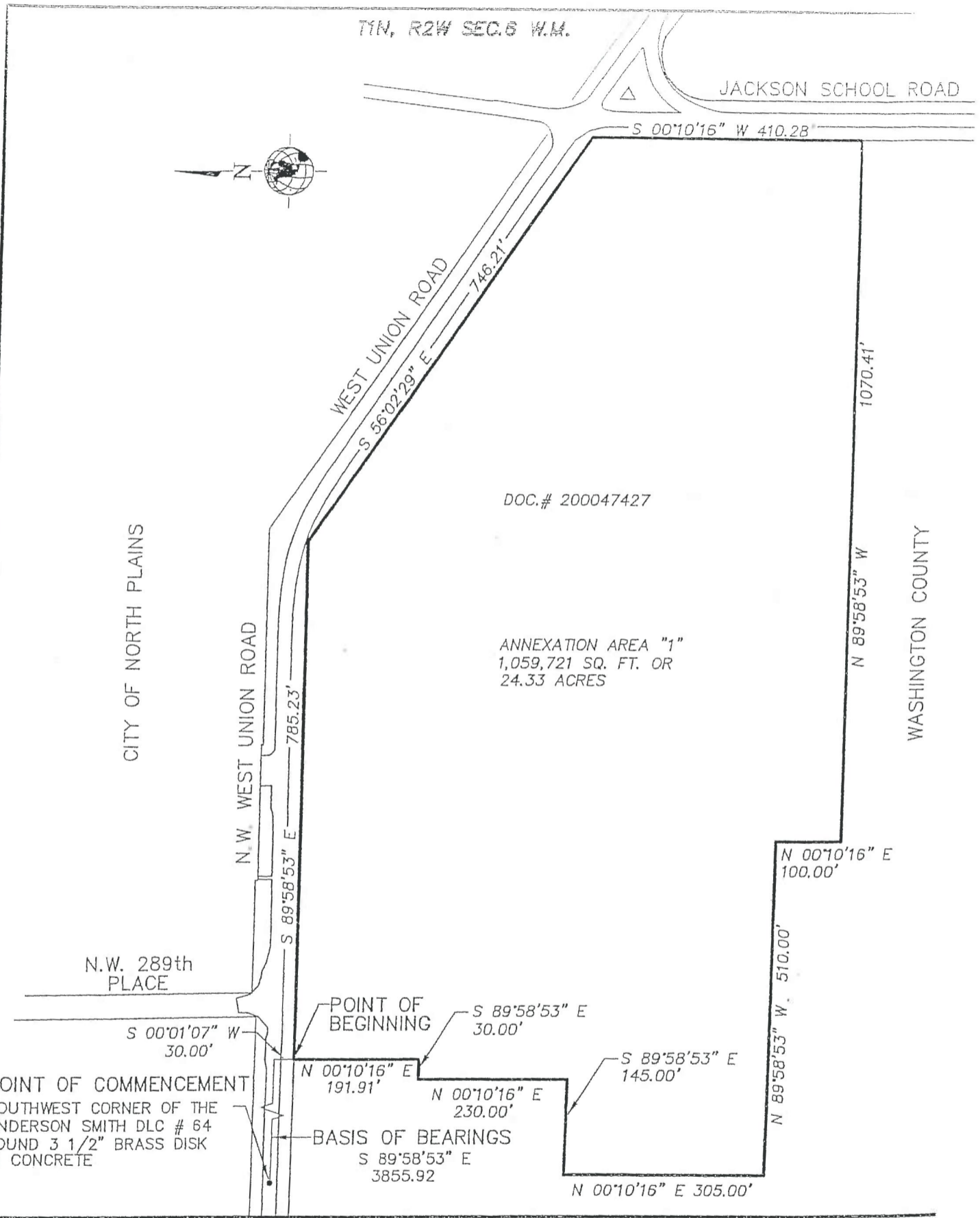
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ANDERSON SMITH D.L.C. NO. 64 AND RUNNING ON THE SOUTH LINE OF SAID D.L.C. SOUTH 89°58'53" EAST, 3855.92 FEET; THENCE SOUTH 00°01'07" WEST, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.W. WEST UNION ROAD (C.R. NO. 2496) AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE (THE FOLLOWING TWO COURSES) SOUTH 89°58'53" EAST, 785.23 FEET; THENCE SOUTH 56°02'29" EAST, 746.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N.W. JACKSON SCHOOL ROAD; THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°10'16" WEST, 410.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 89°58'53" WEST, 1070.41 FEET; THENCE NORTH 00°10'16" EAST, 100.00 FEET; THENCE NORTH 89°58'53" WEST, 510.00 FEET; THENCE NORTH 00°10'16" EAST, 305.00 FEET; THENCE SOUTH 89°58'53" EAST, 145.00 FEET; THENCE NORTH 00°10'16" EAST, 230.00 FEET; THENCE SOUTH 89°58'53" EAST, 30.00 FEET; THENCE NORTH 00°10'16" EAST, 191.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.W. WEST UNION ROAD AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,059,721 SQUARE FEET OR 24.33 ACRES.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE ANDERSON SMITH D.L.C. AND IS SHOWN AS SOUTH 89°58'53" EAST.





CHECKED BY: GPC

DRAWN BY: SMG APPROVED BY:

LAST EDIT: 04/24/2008 PLOT DATE: 04/24/08

DATE	BY	REV#	REVISION	CK'D	APPR.

9705 SW Barrow Road
Suite 300
Portland, Oregon 97295

(503) 288-6666
pdx@w&e-survey.com
www.w&e-survey.com

POLYGON NW COMPANY
EXPANSION AREA "1"
NORTH PLAINS

NORTH PLAINS, WASHINGTON CO. OREGON

SCALE: 1" = 200'	PROJECT NO. 32992	DRAWING FILE NAME: 32992-survey-ex03	1 SHEET
---------------------	----------------------	---	---------