



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

NOTICE OF ADOPTED AMENDMENT

March 30, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Talent Plan Amendment
DLCD File Number 001-07



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: April 13, 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: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
John Adam, City of Talent

<paa> ya/

FORM 2

DLCD NOTICE OF ADOPTION

DEPT OF

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

(See reverse side for submittal requirements)

MAR 28 2007

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: City of Talent Local File No.: REZ 07-01
(If no number, use none)

Date of Adoption: 3/21/2007 Date Mailed: 3/23/2007
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2/8/2007

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."

Rezone a lot segregated by a street realignment.
Subject lot was zoned commercial, but ~~was~~ is
now exclusively adjacent to a high-density residential
zone.

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: Commercial to High-Density Residential

Zone Map Changed from: CBH to RM-22

Location: Suncrest Rd. near Hwy. 99 Acres Involved: 0.7

Specify Density: Previous: N/A New: 22 d.v. / acre

Applicable Statewide Planning Goals: N/A

Was an Exception Adopted? Yes: No:

DLCD File No.: 001-07 (15869)

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: none

Local Contact: John Adam Area Code + Phone Number: (541) 535-7401

Address: City Hall, PO Box 445

City: Talent, OR Zip Code+4: 97540

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 of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will 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 Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 07-825-O

AN ORDINANCE Rezoning 0.7 acres near the intersection of Suncrest Road with Highway 99 from Highway Central Business District (CBH) to High-Density Residential (RM-22)

The City of Talent ordains as follows:

Section 1. **COMPREHENSIVE PLAN AMENDMENT**

The Land Use Map designation of the property labeled as "Parcel 2" in Exhibit A is changed from Commercial to High-Density Residential.

Section 2. **REZONE**

The zoning designation of the property labeled as "Parcel 2" in Exhibit B is changed from Central Business Highway District (CBH) to Residential-Multiple-Family-High-Density (RM-22).

Section 3. **ZONING MAP AMENDMENT**

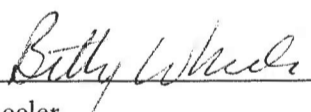
The Zoning Map of the City of Talent shall be amended by the City Planner and be endorsed by the Mayor with the number of this Ordinance.

Section 4. **EFFECTIVE DATE**

Under the provisions of the Talent Charter of July 1998, Chapter VIII, Section 33, this ordinance shall take effect 30 days following adoption.

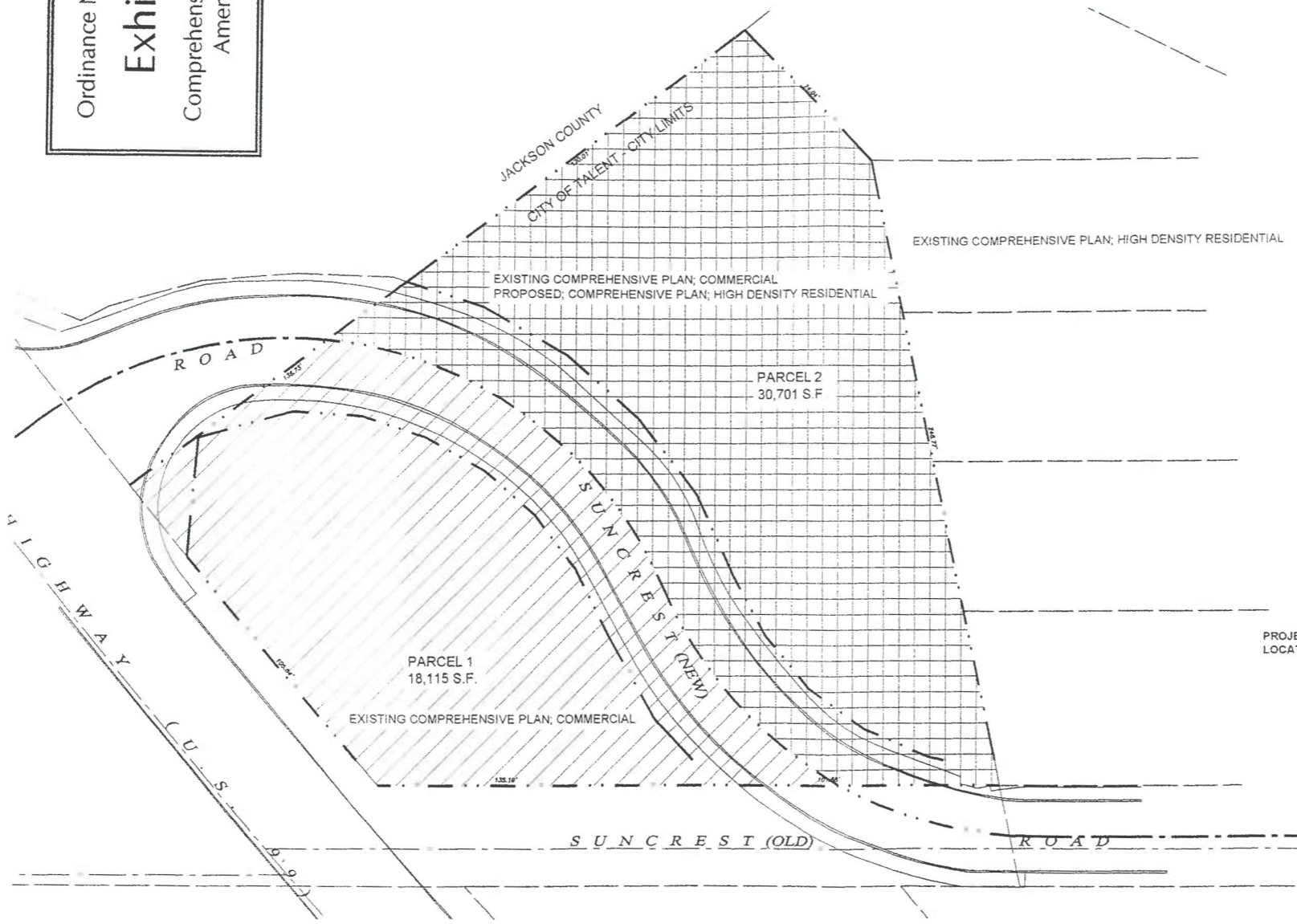
Duly enacted by the City Council in open session on 21 March 2007 by the following vote:

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 1



Betty Wheeler
City Recorder and Custodian of Records

Ordinance No. 07-825-O
Exhibit A
 Comprehensive Plan Map
 Amendment



PROJECT INFORMATION:

PROJECT NAME:
 BERK PARTITION

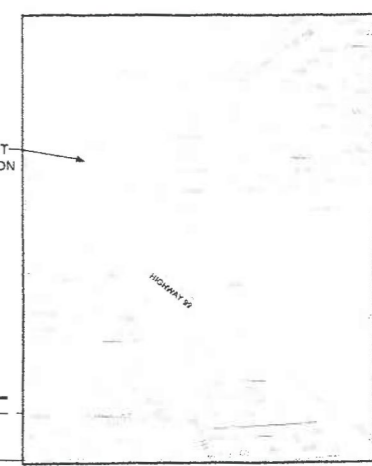
PROPERTY OWNERS & APPLICANTS:
 GLEN BERK
 146 MANZANITA STREET
 ASHLAND, OR 97520
 TEL: 821-3853

LAND USE PLANNING
 URBAN DEVELOPMENT SERVICES, LLC
 320 EAST MAIN STREET, SUITE 202
 ASHLAND, OR 97520
 TEL: 482-3334

DRAFTING & DESIGN:
 COMP. ARCHITECTURE DRAFTING
 170 ASHLAND LOOP ROAD
 ASHLAND, OR 97520
 TEL: 488-6893

SURVEYOR:
 POLARIS LAND SURVEY
 P.O. BOX 459
 ASHLAND, OREGON 97520
 TEL: 482-5009

CIVIL ENGINEER:
 CONSTRUCTION ENGINEERING CONSULTANTS
 P.O. BOX 1724
 MEDFORD, OREGON 97501
 TEL: 541-778-6268



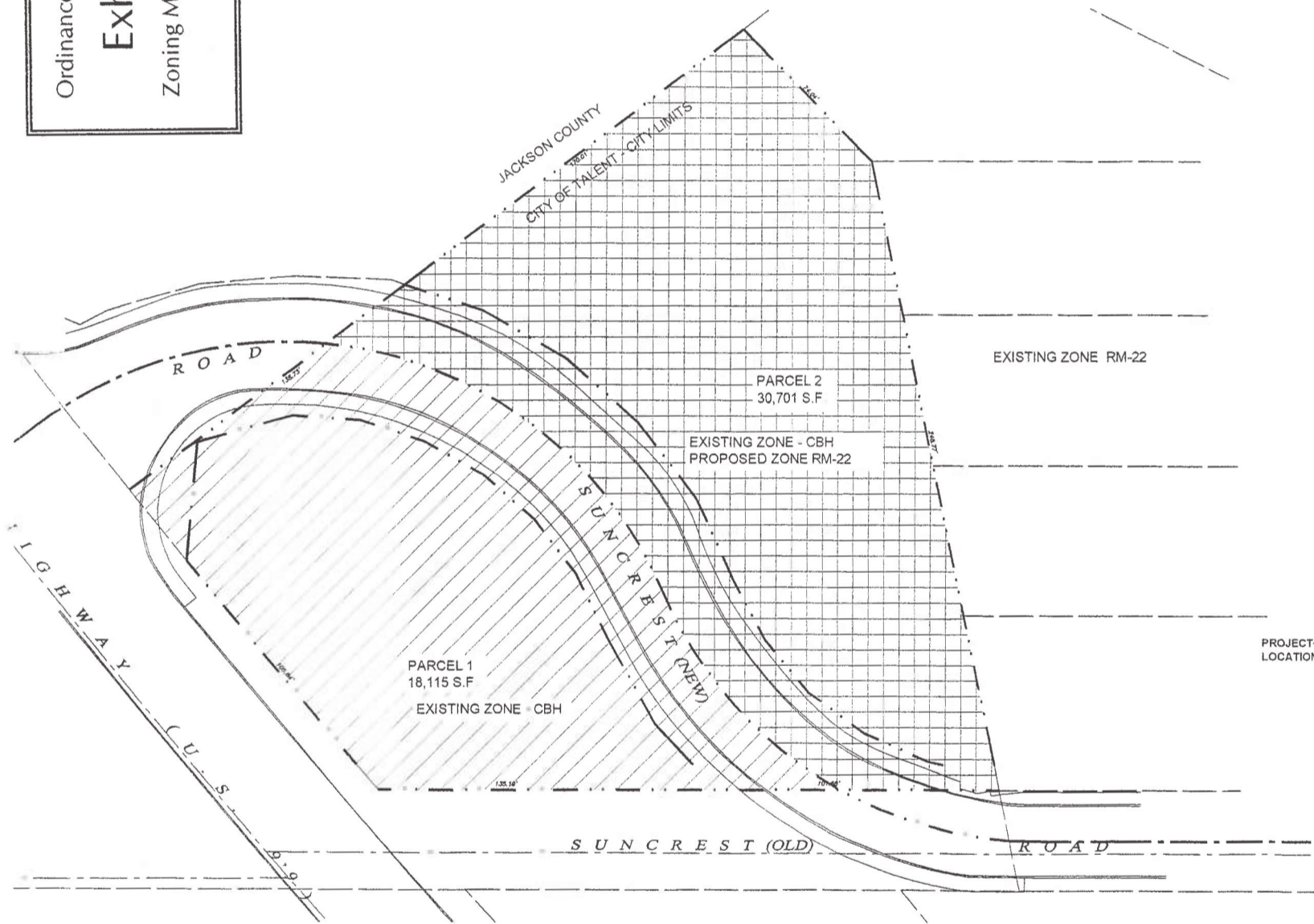
VICINITY MAP
 N.T.S.

COMPREHENSIVE PLAN MAP
 1" = 40'-0"

Ordinance No. 07-825-O

Exhibit B

Zoning Map Amendment



PROJECT INFORMATION:

PROJECT NAME:
BERK PARTITION

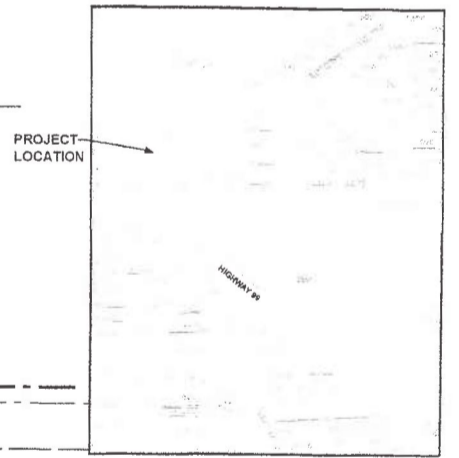
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170 ASHLAND LOOP ROAD
ASHLAND, OR 97520
TEL: 488-8899

SURVEYOR:
POLARIS LAND SURVEY
P.O. BOX 458
ASHLAND, OREGON 97520
TEL: 482-8009

CIVIL ENGINEER:
CONSTRUCTION ENGINEERING CONSULTANTS
P.O. BOX 1724
MEDFORD, OREGON 97501
TEL: 541-779-5268



VICINITY MAP
N.T.S.

ZONE MAP

1" = 40'-0"

