



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

01/13/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Idanha Plan Amendment
DLCD File Number 001-10

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: Wednesday, January 26, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Marjorie Mattson, City of Idanha
Gloria Gardiner, DLCD Urban Planning Specialist
Steve Oulman, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Thomas Hogue, DLCD Regional Representative
Angela Lazarean, DLCD Regional Representative

<paa> YA

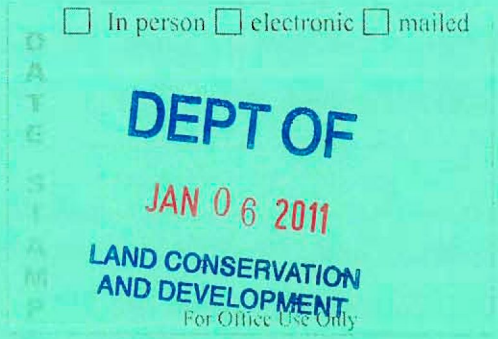


FORM 2

DLCD

Notice of Adoption

In person electronic mailed



This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: City of Idanha

Local file number: CPMA/ZC 10-01

Date of Adoption: 12/13/10

Date Mailed: January 4, 2011

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 9/2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Amend the Comprehensive Plan Map designation from Industrial to Commercial Recreation and change the zoning from Light Industrial to Commercial Recreation and change the zoning from Light Industrial to Commercial Recreation on approximately 13.5 acres, identified as Township 10S, Range 6E, Section 15CC, Tax Lot 100 (southern seven (7) acres and Township 10S, Range 6E, Section 22B, Tax Lots 100, 200, and 300.

Does the Adoption differ from proposal? No

Plan Map Changed from: Industrial

to: Commercial Recreation

Zone Map Changed from: Light Industrial

to: Commercial Recreation

Location: 10S 6E 15CC/100 (southern 7 acres

Acres Involved: Approximately 13.5 acres

10S 6E 22B/100, 200, and 300)

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 001-10 (18502) [16477]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

ODOT and ODF&W

Local Contact: Marjorie Mattson, MWVCOG

Phone: (503) 588-6177 Extension: 1617

Address: 105 High Street SE

Fax Number: 503-588-6094

City: Salem, OR

Zip: 97301

E-mail Address: mmattson@mwvcog.org

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ORDINANCE NO. 126
AN ORDINANCE AMENDING THE IDANHA COMPREHENSIVE PLAN MAP AND ZONING MAP

Whereas, the City of Idanha received a request to amend the Comprehensive Plan Map designation from Industrial to Commercial Recreation and change the zoning from Light Industrial to Commercial Recreation on approximately 13.5 acres, identified as Township 10S, Range 6E, Section 15CC, Tax Lot 100 (southern seven (7) acres and Township 10S, Range 6E, Section 22B, Tax Lots 100, 200, and 300; and

Whereas, the area subject to this request is located within the Idanha Urban Growth Boundary, is designated as Industrial on the Idanha Comprehensive Plan Map, and the property subject to the rezoning request is zoned Light Industrial; and

Whereas, the City Council conducted a public hearing to consider the request on October 4, 2010, at which time the public was given full opportunity to be present and heard on the matter; and

Whereas, at the close of the public hearing, the City Council voted to approve the request; and

Whereas, proper notice of the said public hearing was given to the public pursuant to applicable state statutes; and

Whereas, the City Council of the City of Idanha hereby adopts the findings of fact set forth in the staff report presented at the October 4, 2010 public hearing;

NOW, THEREFORE,

THE CITY OF IDANHA ORDAINS AS FOLLOWS:

That the property and lands described in Exhibit A is hereby redesignated from Industrial to Commercial Recreation on the Idanha Comprehensive Plan Map and the zoning is hereby changed from Light Industrial to Commercial Recreation.

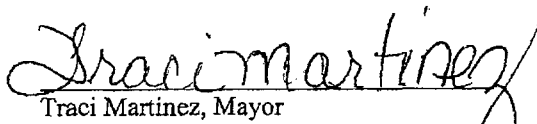
This ordinance shall become in full force and effect on and after its passage by the Council of the City of Idanha and the signature thereon by the Mayor of the City of Idanha.

FIRST Reading this 13th day of December, 2010

SECOND Reading this 13th day of December, 2010

PASSED BY MAJORITY VOTE AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF IDANHA on this 13 day of December, 2010.

Vote: 4 aye 0 nay


Traci Martinez, Mayor

12/13/2010
Date

Attest: 
Wenonah Blanchette, City Recorder

12/13/2010
Date

CITY OF IDANHA CITY COUNCIL DECISION

October 2010

(See Signature page for full decision date.)

FILE: CPMA-ZC 10-01

PROPERTY OWNERS: Idanha Development, LLC (106E15CC/100), Barton Anderson (106E22B/100 & 200), Northwest Investments Unlimited Corp (106E22B/300), and Idanha Development,

APPLICANT: Idanha Development, LLC; and Northwest Investments Unlimited Corp

PROPERTY LOCATION: Marion County Map and Tax Lot Numbers: 10 6E 15CC/ 100 (southern 7 acres) and 10 6E 22B/100, 200 and 300 (Note/100: 7 acres is an approximate)

LAND USE: The applicant requests a Comprehensive Plan Map amendment to change the designation from Industrial to Commercial Recreation and a zone map change from Industrial to Commercial Recreation for property a combined total of approximately 13.5 acres (See Property Location and Exhibit A.)

APPLICABLE CRITERIA: Idanha Development Code, Chapter 4 – Comprehensive Plan and Text Amendments and Chapter 5 – Zone Change Provisions

EXHIBITS: Exhibit A: Property Location (combined portions of Marion County Assessor’s maps)

I. BACKGROUND: The subject property is a combined total of approximately 13.5 acres in size. Marion County Assessor’s records indicates a single family structure on Tax Lot 300 (10 6E 22B) that was constructed in 1948. Otherwise there does not appear to be any other structures on site. The property is designated as Industrial in the Idanha Comprehensive Plan and is zoned Light Industrial. The applicant requested that the Comprehensive Plan designation be changed to Commercial Recreation and the zoning be changed to Commercial Recreation.

II. APPLICABLE APPROVAL CRITERIA:
Chapter 4 – Comprehensive Plan and Text Amendments (Section 4.050)
Chapter 5 – Zone Change Provision (Section 5.050)

III. ANALYSIS OF APPROVAL CRITERIA:
A. The provisions of Idanha Zoning and Development Code (Section 4.050) are applicable to this request.

Note: The applicant’s submitted statements were included in their original format as part of Exhibit B to the Staff Report.

Section 4.050. APPROVAL CRITERIA - PLAN AMENDMENT. The following criteria was used to review and decide the non-legislative land use Plan map amendments:

- (1) Compliance is demonstrated with the Statewide Land Use Planning Goals that apply to the subject properties or the proposed land use designation. If the proposed designation on the subject property requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

Findings: Statewide Planning Goal 5 (to protect natural resources and conserve scenic and historic areas and open spaces) applies to the application because the property is listed by the City as being within a significant habitat and including elk winter range area. Changing the comprehensive plan designation and zone district do not appear to impact the protection policies established by the City (recognized by the Department of Land Conservation Development). Prior to development, a second review occurs to address any specific protection methods.

The proposed zoning and Comprehensive Plan Map designation for approximately 13.5 acres of the subject property is Commercial Recreation. Statewide Planning Goal 8 – Recreational Needs is applicable to this application.

The purpose of Goal 8 is “to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities . . . “ The applicant’s representative, Jeff Skeeters, shared with City staff a potential plan to create about a dozen sites for parking recreation vehicles and to include some rental spaces for tent camping. The applicant interprets the need to provide such activities within the Santiam River Canyon. (Development of the property is subject to additional building permits and/or land use applications at the time a use is proposed.)

The proposed designation does not require an exception to the Statewide Planning Goals.

- (2) Consistency with the applicable Goals and Policies in the Idanha Comprehensive Plan is demonstrated.

Findings: The City’s Comprehensive Plan indicates the policy listed by the applicant as follows:

Policy Land Use - 2: The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.

Other applicable goals, objectives, and policies of the Comprehensive Plan include the following:

Policy Land Use – 4: All development and use of land within the Planning Area of Idanha shall comply with applicable air, water, solid waste, hazardous waste and noise regulations.

At this time no development is being proposed. At the time of development, all applicable local, county, and state regulations/standards applicable to air, water, solid waste, hazardous waste, and noise regulations.

Objective Resource Quality-2: *Reduce the risk of natural resource contamination in Idanha.*

Policy RQ-3: All development and activities within the city shall adhere to applicable federal and state air, water, and land quality regulations and standards.

Finding: At the time of development, applicable permits issued by either the State (that also implements federal regulations), County, and/or City are required based upon the proposed use.

Natural Hazards Objective NH-3: *Manage storm water runoff.*

Policy NH-6: Idanha will prevent new storm water runoff problems by prohibiting grading of a site that would cause runoff or erosion on adjacent property, as required by the Idanha Development Code.

Finding: Depending upon the level of development, the City requires a storm water plan at the time an application is filed for a specific use on the subject property.

Natural Hazards Objective NH-4: *Protect people and property from landslide damage.*

Policy NH-7: Idanha will prevent landslides by restricting development in areas with soils identified as having landslide hazards and in areas with slopes greater than or equal to 25 percent as required by the Idanha Development Code.

Finding: Whether the property is designated/zoned for industrial or commercial recreational uses, the development is reviewed based upon the topography. Any proposed physical changes require prior approval of a grading plan with potentially a technical analysis to support the plan.

Economic Goal E – 1: Encourage the development of commercial development, new visitor opportunities and support facilities.

Finding: Amending the comprehensive plan designation and zone district to allow for commercial uses related to recreational activities and uses to support the recreation provide land for development to support this City goal.

Transportation Goal T - 1: *To provide for a safe and efficient transportation system.*

Policy T - 6: New developments should be encouraged to preserve the scenic landscape of the community.

Finding: Regardless of the property's designation and/or zone, new development is reviewed in comparison with this policy.

Transportation Goal T-2: New developments should be encouraged to fully develop streets to City standards.

Finding: The subject property abuts Highway 22 (also known as Main Street within the City of Idanha) is under the jurisdiction of the Oregon Department of Transportation. Points of access and level of improvements will be reviewed and approved in cooperation with that State agency and as indicated in a letter submitted to the City by ODOT dated September 30, 2010.

Public Facilities Goal PF: *To provide for logical orderly development of public facilities and services.*

Policy PF – 5: The City should provide for placement of fire hydrants in a manner that is acceptable for fire rating purposes.

Findings: The City's Public Works Department Director responded that "there may be a need for a booster station for the higher lots for domestic use and for fire protection." Prior to development, this determination is the responsibility of the property owner/developer and would include documentation from an engineer.

Policy PF - 7: New developments shall provide storm drainage systems that are compatible with the existing storm drainage system.

Finding: Depending upon the level of development, proposed uses are required to submit storm water drainage plans for review by City staff for compatibility with the public system.

- (3) The Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.

Findings: This criterion addresses the need for land under the City's Commercial Recreation (CR) zone. One of the parameters for consideration is the location of the land within the City that allows CR uses. Currently the only properties zoned CR are on the west side of the community. The application proposes to create an area on the east side of Idanha.

- (4) The Plan provides more than the projected need for lands in the existing land use designation.

Findings: The City's Comprehensive Plan adopted in 2002 notes the reservation of 35 acre of land for industrial use with eight (8) acres developed.

The Comprehensive Plan indicates the City's method used in determining needed land for industrial development. The Plan utilizes a ratio of .004 acres of industrial land per person. Using Marion County's adopted projection for Idanha to the year 2030, the City's population number is 279. The formula indicates the need for 1.16 acres.

Using Marion County Assessor's records, a list of properties under either the City's Industrial or Light Industrial zone and subtracting the 13.5 acres approved for redesignation and rezoning, still calculates to the City providing approximately 23.33 acres.

The Plan currently provides more than the projected need for industrial land. The proposed rezoning/redesignation according to the guidelines of the Comprehensive Plan would not create a shortage of industrially zoned land.

- (5) The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity.

Findings: The proposed rezoning/redesignation would allow for development on the north of Highway 22 in a combination of recreational opportunities or businesses to help support recreational opportunities. More of the City public and private goods and services are located within this area. Development is required to consider areas of slope and habitat at the time of development.

- (6) Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.

Findings: Development of a portion of the subject property for recreational use has the potential of creating some impacts. As part of a building and/or land use application review process, the property owner/developer is required to obtain necessary septic site evaluations from Marion County Public Works Department, receive approval for access to Highway 22 from ODOT, connect to the City's water system for both domestic and fire protection purpose, and provide a storm drainage and erosion control plan according to City standards. All reviews take into consideration adjacent properties.

To assure compliance with the City's regulations that implement the Comprehensive Goals and Policies, staff recommended a condition of approval that prior to any development or preparation for development on the subject property, the property owner(s)/developer schedule a pre-application conference that includes representatives from the City staff and other affected agencies/districts. Based upon a request by a developer, City staff can coordinate the meeting arrangements.

In the year 2001, a partition plat (Partition Plat 2001-07) was recorded between one of the application properties and an adjacent property to the east. One of the parcels is intervening and not part of this application and will remain under an industrial zone and designation. Prior to development, the owners/developers need to provide additional details regarding the access easement granted to Parcel 1 (Tax Lot 300—part of this application) allowing ingress and egress through Parcel 2 (Tax Lot 301—not part of this application).

- (7) Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

Findings: Any subsequent development of the property requires City review. The applicant or property developer is responsible for construction and development of public facility extensions and connections to City standards. The level of developing determines the type of application or applications that are filed

The development and extension of public facilities to serve the subject property may include but not limited to all of the following:

- Development of transportation access,
- Development of storm drainage and erosion control measures to preclude drainage impacts to adjacent properties,
- Development of fire suppression services that meet Uniform Fire Code standards, and
- Construction of individual septic systems that meet Oregon Department of Environmental Quality standards according to review by Marion County Public Works Department.

The applicant or property developer is responsible for the cost of all development of public facilities to serve the property, including the cost of extension and connection to City services.

Provision of adequate public facilities, services and transportation networks are required concurrently with the development of the property.

B. The zone change criteria from Idanha Zoning and Development Codes Sections 5.050 and 5.060 are also applicable to this request:

Section 5.050. APPROVAL CRITERIA—ZONE CHANGE. The following criteria shall be used to review and determine either legislative amendments or applications that involve a change in the zoning classification of land.

- (1) The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

Findings: The proposed Recreation Commercial zone implements the Commercial Recreation Designation. The proposed zone appears appropriate for the Comprehensive Plan land use designation proposed on the property.

- (2) The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Findings: With the exception of a marina the 13.5 acres should accommodate CR development. However, the property has some development constraints due to steep slopes and soil hazards. The soils on the property consist primarily of Ascoff cobbly loam, which has severe limitations for septic tank absorption fields due to slope.

Chapter 22 of the Idanha Zoning and Development Codes – Restricted Development Overlay Zone-- requires that a soils report, prepared by a registered soils engineer or engineering geologist be submitted in conjunction with any development application in areas with soils hazard and/or steep slope.

Such a report shall describe:

1. The nature, distribution and strength of soils within the subject area;
2. Findings regarding the adequacy of the soils to support the intended types of structures or uses; and
3. Recommendations, if necessary, of construction measures required to adequately mitigate the potential soil or slope hazard.

The City Council or its designee needs to approve the report prior to any development in such areas.

The City can also impose conditions during either the review of building/other required permits and at the time of filing of an additional land use application. The review process helps to ensure that any proposed development does not exceed the physical carrying capacity of the subject property. Such conditions include, but are not limited to, requiring septic site evaluations and an engineered storm drainage and erosion control plan that demonstrates that development on the property will not result in drainage or erosion problems that affect neighboring properties.

Subject to City review of all development proposals and imposition of necessary conditions, the uses permitted in the zone can be accommodated on the subject property without exceeding its physical capacity.

- (3) Allowed uses in the proposed zone can be established in compliance with the applicable Zoning Ordinance development standards without the need for adjustments or variances.

Findings: Based on the size of the area subject to this request, 13.5 acres, it appears that the property can be developed for either permitted or conditional uses without need for variances or adjustment.

- (4) Adequate public facilities, services and transportation networks are in place, or are planned to be provided concurrently with the development of the property.

Findings: Staff has made findings under criterion (A.7.) above, that adequate public facilities, services and transportation networks will be provided concurrently with the development of the property.

- (5) Satisfaction of any zone change review criteria contained in the Idanha Comprehensive Plan is demonstrated.

Findings: The Comprehensive Plan does not include any zone change criteria.

Section 5.060. ZONE CHANGE CONDITIONS.

- (1) Approval of a zone change application may be conditioned to require provisions for buffering or provisions for off-site public facilities. In order to impose conditions on a zone change, findings must be adopted showing that:
 - a. The zone change will allow uses more intensive than allowed in the current zone.
 - b. The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property.
 - c. Conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties.
 - d. The conditions are based on policies or standards in the Comprehensive Plan or other standards adopted by the City of Idanha.
- (2) Conditions that could meet criteria (A)(2), (3), and (4), above, include, but are not limited to:
 - a. Constructing improvements to Highway 22 as directed by Oregon Department of Transportation,
 - b. Providing storm drainage facilities,
 - c. Extending public facilities, including over-sizing, to permit development on other lands,
 - d. Providing fire suppression facilities and equipment,
 - e. Providing of traffic control facilities,
 - f. Preserving natural vegetation,
 - g. Orienting development features to lessen potential impacts on adjacent property, and
 - h. Providing financial contributions to public agencies, consistent with adopted systems development charges, to offset increased costs for providing services or facilities related to the intensification of the use of the property.
- (3) Provisions of Section 7.030 of this Ordinance shall apply to conditions imposed on a zone change.

Findings: The provisions of Section 5.060 are the type of conditions that are typically placed on development as part of the review process at the time of development. Staff recommended not placing conditions on the subject zone change, but rather imposing the necessary conditions as part of the review of a subsequent development application. However, to make sure that all the parties involved in development better understand the applicable standards and regulations, the property owners and/or developers are required to schedule prior to development and prior to any preparatory site work on the subject property a pre-application through the City of Idanha. The owners/developers are responsible for any meeting costs incurred by the City.

IV. DECISION AND CONDITIONS OF APPROVAL

Based upon the findings in this report and complying the with conditions of approval, the Idanha City Council approved Comprehensive Plan Map Amendment/Zone Change 10-01-- a Comprehensive Plan Map amendment that redesignates the property from Industrial to Commercial Recreation and zone map change from Light Industrial to Commercial Recreation for property a combined total of approximately 13.5 acres as identified in the application. The conditions of approval are listed as follows.

- A. Prior to any preparatory site work and prior to development, schedule with the City of Idanha, a pre-application conference. The owners/developers shall be responsible for any meeting costs incurred by the City.
- B. Prior to filing for development on the subject property, provide additional details and/or clarify the access easement between Parcels 1 and 2, Partition Plat 2001-57.

Please Note: Based upon a letter from Daniel L. Fricke, Senior Transportation Planner, Oregon Department of Transportation, dated September 30, 2010, the applicant is required to apply for and obtain road permits for all proposed access to OR 22." The contact person is Robert Earl, District 3 Permit Specialist (503-986-2902) for information and application materials. Permits are required to be issued prior to approval of any development on the property.

DATED at Idanha, Oregon, this _____ day of October _____, 2010.

ATTEST: _____
Traci Martinez, Mayor Date

ATTEST: _____
Wenonah Blanchette, City Recorder Date

V. APPEAL DATES

An intent to appeal shall be filed with the Oregon Land Use Board of Appeals (LUBA) within twenty-one (21) days of the signed decision. For additional information on the appeal process, contact LUBA (550 Capitol Street Northeast Salem, OR 97301-2567 (503) 373-1265).

LEGEND

LINE TYPES

TAX LOT BOUNDARY	OLD PROPERTY
ROAD RIGHT-OF-WAY	VACATED RIGHT
RAILROAD	RAILROAD RIGHT
STREAM, LAKE, ETC. TAX LOT BOUNDARY	STREAM, LAKE, NON-BOUNDARY
SUBDIVISION BOUNDARY	PARTITION PLAN
TAX CODE BOUNDARY	EASEMENT

SYMBOL TYPES

D.L.C.	⊙	
CONTROL POINTS	▲	
SURVEY MONUMENTS	•	
C.L.O. CORNERS	+	
SECTION	1/4 SEC	1/16 SEC
1/4 SEC	1/4 COR	1/16 COR

NUMBERS

TAX CODE NO.
000 00 00 0

NOTE: This map was prepared for Assessor's Office use ONLY.

SCALE 1" = 100'

FILE NO. 10 BE 15CC

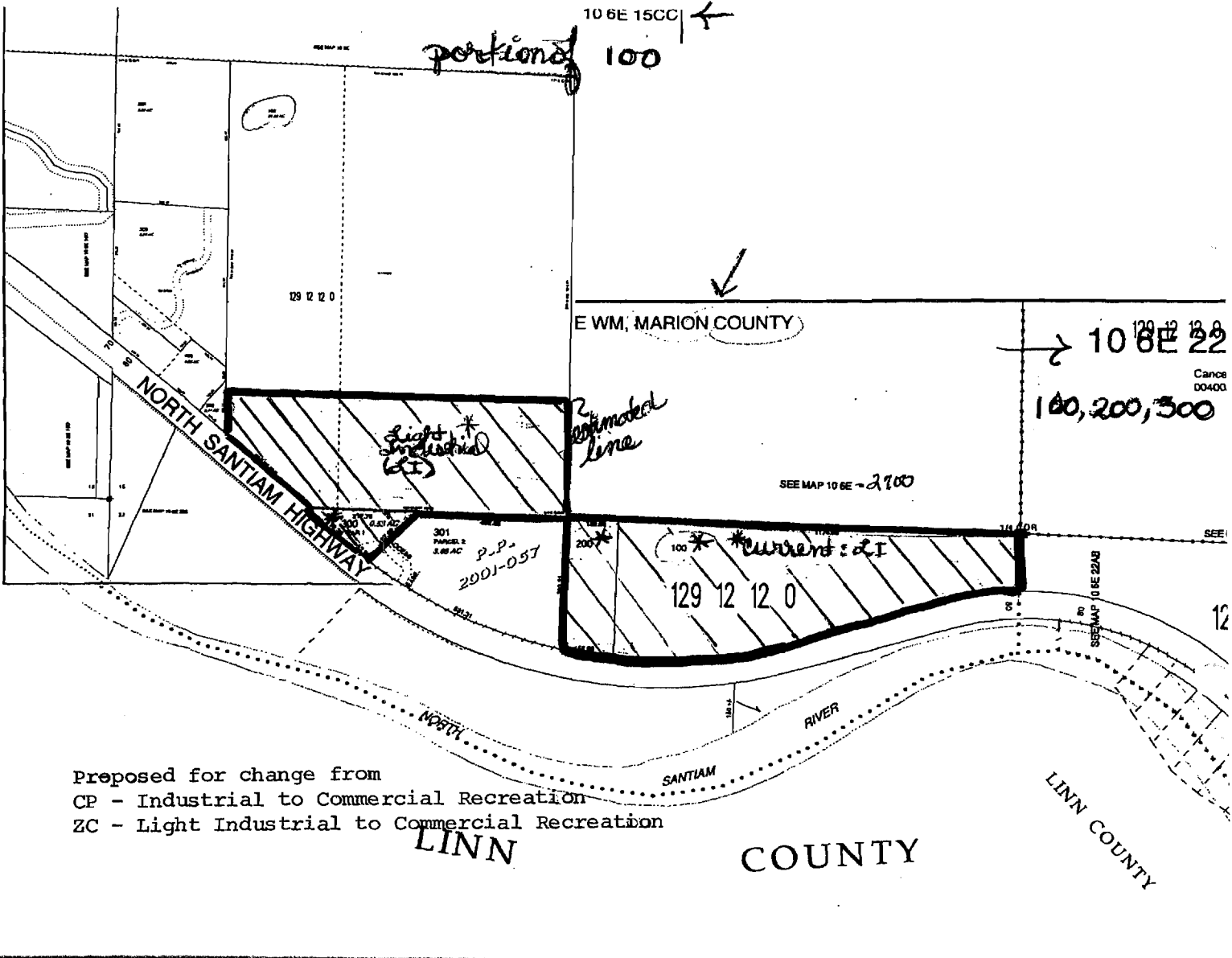


Exhibit A



06
MID - WILLAMETTE VALLEY
COUNCIL OF GOVERNMENTS

105 High Street S.E.
Salem, OR 97301-3667



FIRST CLASS

Attn: Plan Amendment Specialist
DLCD
635 Capitol St NE, Suite 150
Salem OR 97301-2540