



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

01/16/2013

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Talent Plan Amendment
DLCD File Number 001-12

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: Monday, January 28, 2013

This amendment was submitted to DLCD for review 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 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: Mark Knox, City of Talent
Gordon Howard, DLCD Urban Planning Specialist
Josh LeBombard, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

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

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

JAN 10 2013

**LAND CONSERVATION
AND DEVELOPMENT**

For Office Use Only

Jurisdiction: CITY OF TALENT

Local file number: REZ-12-001

Date of Adoption: JANUARY 2ND, 2013

Date Mailed: JANUARY 7TH, 2013

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date:

☐ 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".

ZONING MAP AMENDMENT TO CHANGE ZONING OF 5.66 ACRES FROM HIGHWAY CENTRAL BUSINESS DISTRICT (CBH) TO COMMERCIAL HIGHWAY (CH) FOR PROPERTY ALONG W. VALLEY VIEW DRIVE AS ILLUSTRATED ON THE ATTACHED MAPS.

Does the Adoption differ from proposal? Please select one No

Plan Map Changed from:

N/A

to:

N/A

Zone Map Changed from:

CBH

to:

CH

Location: 381W 23^D TAX LOTS 1900, 1901 & 1902

Acres Involved: 5.66

Specify Density: Previous:

N/A

New:

N/A

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-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. 001-12 (19298) [17311]

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

None

Local Contact: *MARK KNOX, PLANNING DIR.* Phone: *(541) 535-7401* Extension:
Address: *P.O. BOX 445* Fax Number: *541-535-7423*
City: *TALENT* Zip: *97540* E-mail Address: *MARK@CITYOFTALENT.ORG*

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working 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) by DLCD of the 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. 12-867-0

AN ORDINANCE FOR A ZONE CHANGE OF 5.66 ACRES FROM HIGHWAY CENTRAL BUSINESS DISTRICT (CBH) TO COMMERCIAL HIGHWAY (CH), FOR PROPERTY ALONG VALLEY VIEW ROAD, PREVIOUSLY OCCUPIED BY THE TALENT WAL-MART AND DECLARING AN EMERGENCY.

WHEREAS: The City Council finds the proposed zone change (zoning map amendment) is consistent with the City's Comprehensive Plan and identified Commercial designation.

WHEREAS: The City Council finds the proposed rezoning is consistent with the existing zoning for the majority of the tract and corrects a split-zoned property and building condition making it possible for alternative commercial uses to be considered.

WHEREAS: The City Council finds that proposed rezoning was duly noticed, including a noticed hearing by the Talent Planning Commission on October 25th, 2012.

WHEREAS: The City Council finds that the applicant held a neighborhood meeting, as required under TMC 8-3M.190 B., on August 5th, 2012 as evidenced in the record.

THE CITY OF TALENT ORDAINS AS FOLLOWS:

SECTION 1. REZONING: That the zoning designation of Tax Lot 1900, Jackson County Map Number 381W-23D, as shown on the map labeled as Exhibit 4, attached, be changed from Highway Central Business District (CBH) to Commercial Highway (CH).

SECTION 2. That the proposed rezoning as described herein has been advertised and publically noticed in accordance with Section 8-3M. Article 1 of the Talent Zoning Ordinance.

SECTION 3. Under the provisions of the Talent Charter of July 1998, Chapter VIII, Section 33, the provisions of this ordinance shall take effect 30 days after adoption.

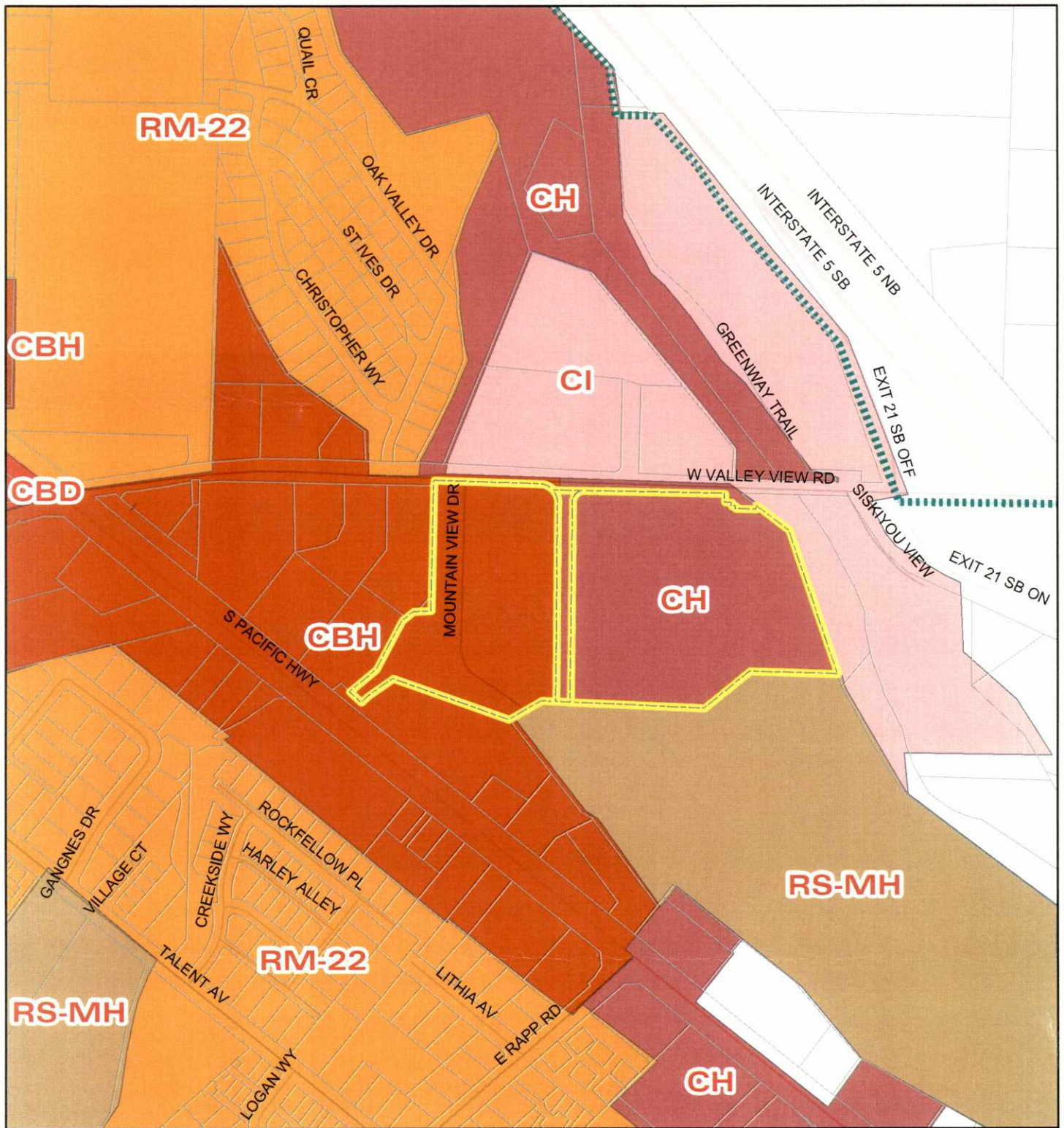
SECTION 4. Emergency Clause. The earliest imposition of the provisions of this ordinance is necessary to preserve the peace, health, welfare and safety of the public. Accordingly, an emergency is declared, and this ordinance will take effect immediately upon its passage by the Council and approval by the Mayor.

Duly enacted by the City Council in open session on January 2, 2013 by the following vote:

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 0



Melissa Huhtala, City Recorder and Custodian of City records



	Subject Lots		CBH
	Tax Lots		CBD
	UGB		IL
Talent Zoning			RS-5
	CI		RS-7
	CN		RM-22
	CH		RS-MH

Existing Zoning

38-1W-23D-1900, 1901 & 1902

Brammo, Inc.



CSA Planning, Ltd.

EXHIBIT

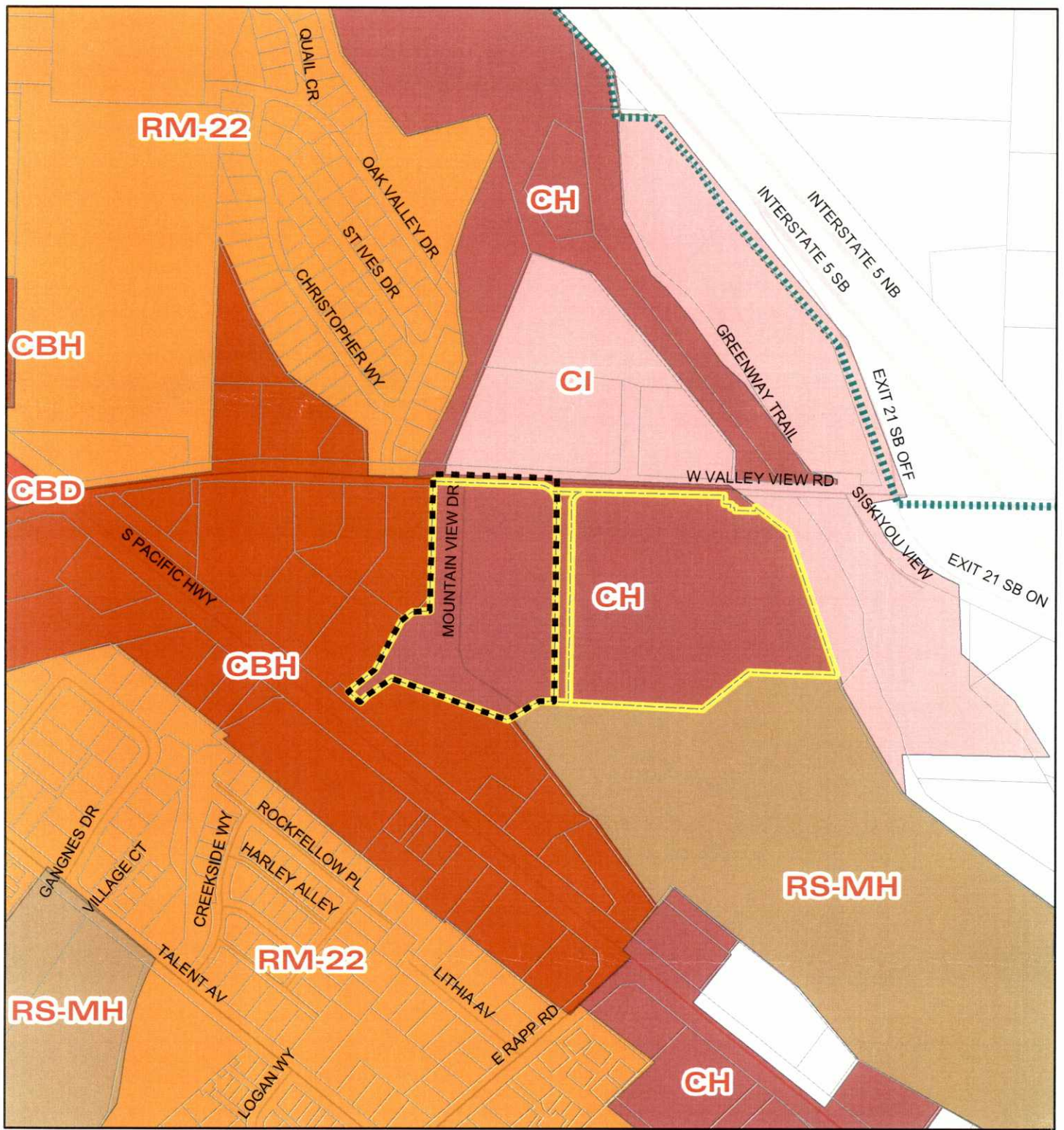
4



400 0 400 Feet

1 inch equals 400 feet

Aug. 2012 Source: CSA Planning, Ltd. Jackson County GIS Services



- | | | | |
|------------------------|--------------|--|------------------|
| | Subject Lots | | CBD |
| | Tax Lots | | IL |
| Proposed Zoning | | | RS-5 |
| | CI | | RS-7 |
| | CN | | RM-22 |
| | CH | | RS-MH |
| | CBH | | Zone Change Area |

Proposed Zoning

38-1W-23D-1900, 1901 & 1902

Brammo, Inc.



CSA Planning, Ltd.



400 0 400 Feet

1 inch equals 400 feet

Aug. 2012 Source: CSA Planning, Ltd. Jackson County GIS Services

PLANNING DEPT.
CITY OF TALENT
110 E. Main
P.O. Box 445
Talent, Oregon 97540-0445

ADDRESS SERVICE REQUESTED

DEPT OF

JAN 10 2013

LAND CONSERVATION
AND DEVELOPMENT

DEPARTMENT OF LAND CONSERVATION & DEVELOPMENT

ATT: PLANNING AMENDMENT SPECIALIST
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540

