



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: May 03, 2016
Jurisdiction: Josephine County
Local file no.: 35-06-23C0 TL900
DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 04/28/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-15 {23925}

Received: 4/28/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Josephine County

Local file no.: **35-06-23-C0, TL 900**

Date of adoption: 04/27/2016

Date sent: 4/28/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 7/27/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Grace Zilverberg/James Black

Phone: 541-474-5421

E-mail:

gzilverberg@co.josephine.or.us/jblack@co.josephine.or.us

Street address: 700 NW Dimmick Street, Suite C

City: Grants Pass

Zip: 97526-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

n/a

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Residential	to Commercial	1 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 6160 Monument Drive, 35-06-23-C0, TL 900

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Community Residentail	to Community Commercial	Acres: 1
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 6160 Monument Drive, 35-06-23-C0, TL 900

List affected state or federal agencies, local governments and special districts: PW/JOCO AIRPORT/DEQ/JOCO BUILDING SAFETY/ THREE RIVERS SCHOOL DIST/ODOT/OWRD

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR JOSEPHINE COUNTY, STATE OF OREGON**

ORDINANCE No. 2016-002

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF JOSEPHINE COUNTY (ORDINANCE 81-11 AS AMENDED), FROM RESIDENTIAL TO COMMERCIAL AND AMENDING THE ZONING MAP OF JOSEPHINE COUNTY (ORDINANCE 85-1 AS AMENDED), FROM MERLIN-NORTH VALLEY COMMUNITY RESIDENTIAL (CR5) TO MERLIN-NORTH VALLEY COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS IDENTIFIED IN THE JOSEPHINE COUNTY ASSESSOR'S RECORDS AS MAP NO. T 35, R 6, SECTION 23, QUARTER SECTION C0, TAX LOT 900 FOR JOSEPHINE COUNTY. THE PROPERTY OWNERS ARE TIMM AND CHERYL ANDERSEN.

WHEREAS, the Board of County Commissioners held public hearings on January 25, 2016 to consider the request as described above; and

WHEREAS, the Josephine County Planning Commission previously held a public hearing on September 28, 2015 and recommended a decision of approval to the Board of Commissioners as required by the county's comprehensive plan; and

WHEREAS, the Board of Commissioners received testimony and evidence from the Josephine County planning staff, the applicant, one witness in support, and no witnesses in opposition, and concluded that the applicant had met his burden of proof, and that the Comprehensive Plan and Zone Map changes as requested comply with the requirements of Josephine County and State Law pertaining to such matters.

NOW, THEREFORE, based on the foregoing, the Board of County Commissioners of Josephine County Oregon, hereby ordains as follows:

SECTION 1: COMPREHENSIVE PLAN MAP AMENDMENT

The Josephine County Comprehensive Plan is hereby amended from Residential to Commercial for property identified as Assessor's Map: Township 35 South, Range 6 West, Section 23, Quarter Section C0, Tax Lot 900. The area covered by this change in plan designation is depicted on the map attached as Exhibit A to this ordinance.

SECTION 2: ZONE MAP AMENDMENT

The Josephine County Zoning Map is hereby amended from Merlin-North Valley Community Residential (CR) to Merlin-North Valley Community Commercial (CC) for property identified as Assessor's Map: Township 35 South, Range 6 West, Section 23, Quarter Section C0, Tax Lot 900. The area covered by this change in plan designation is depicted on the maps attached as Exhibit A to this ordinance.

SECTION 3: AFFIRMATION

Except as otherwise provided herein; Josephine County Ordinance Nos. 81-11 and 85-1 are hereby affirmed as originally adopted, and heretofore amended.

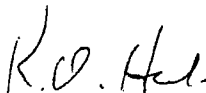
SECTION 4: EFFECTIVE DATE

First reading by the Board of County Commissioners this 13th day of April, 2016.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 27th day of April, 2016. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

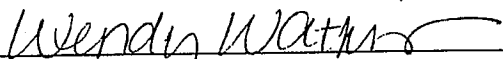
**JOSEPHINE COUNTY BOARD OF
COUNTY COMMISSIONERS**


Cheryl Walker, Chair


K.O. Heck, Vice Chair


Simon G. Hare, Commissioner

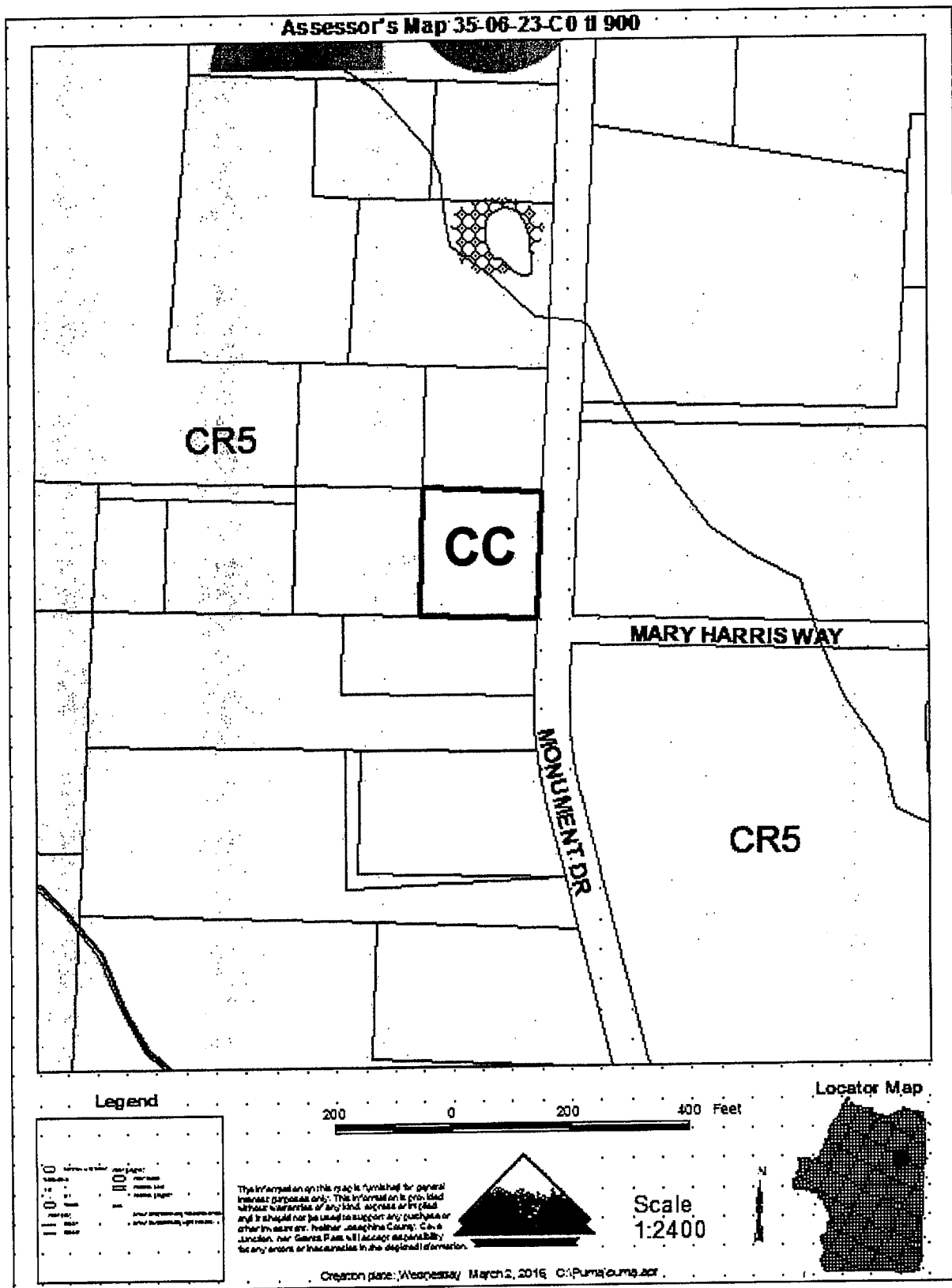
ATTEST:


Recording Secretary

APPROVED AS TO FORM:


M. Wally Hicks, Legal Counsel

ATTACHMENT "A"



Timm Anderson CPZC
Situs: 6160 Monument Drive
Legal: Map No. 35-06-23-C0, TL 900
Zone: Merlin-North Valley Community Residential (CR5 - MNV)
Comprehensive Plan Zone Map: Residential

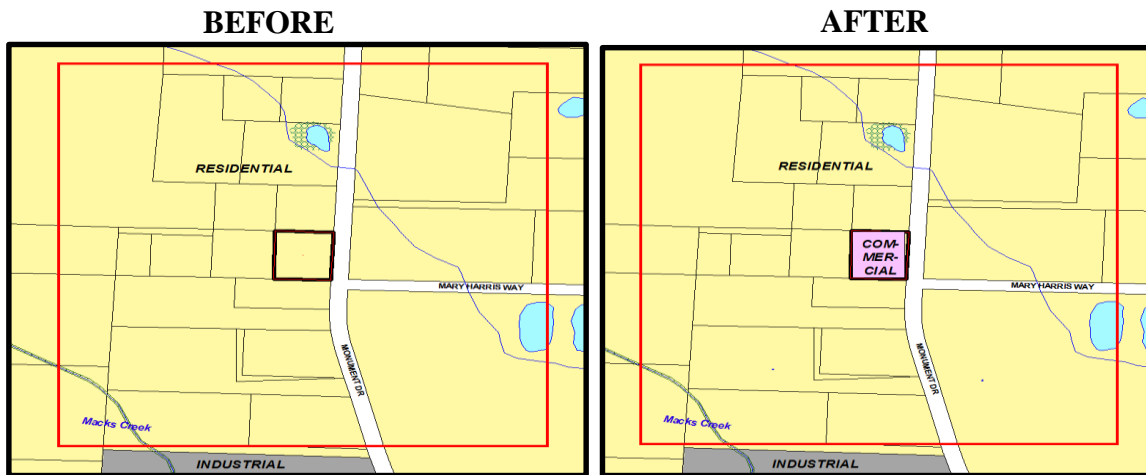
Within the Merlin/North Valley Community (MNVC)

Proposal: To amend the Comprehensive Plan of Josephine County (Ordinance 81-11 as amended) from Residential to Commercial and to amend the Zoning Map of Josephine County (Ordinance 85-1 as amended) from Merlin-North Valley Community Residential (CR-5 - MNV) to Merlin-North Valley Community Commercial (CC - MNV).

PROPOSED COMPREHENSIVE PLAN CHANGES

6160 Monument Drive/Map No. 35-06-23-C0, TL 900
Surrounding Area ~ 1500 feet from Subject Property Lines

Proposed Comprehensive Plan Map Designation Amendment



Proposed Zone Map Amendment from Merlin-North Valley – Community Residential (CR5) to MNV – Community Commercial (CC)

