



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



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

Date: September 01, 2015

Jurisdiction: City of Turner

Local file no.:

DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/31/2015. 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 44 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](mailto:plan.amendments@state.or.us)



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

**FOR DLCD USE**  
File No.: 001-15 {23886}  
Received: 8/31/2015

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: City of Turner

Local file no.:

Date of adoption: 08/27/15

Date sent: 8/31/2015

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): 06/30/15

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:

No change

Local contact (name and title): John Morgan, Planning Consultant

Phone: 503-304-9401

E-mail: john@morgancps.com

Street address: PO Box 456

City: Turner

Zip: 97392-

## 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:

### For a change to a comprehensive plan map:

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

- |             |    |        |  |
|-------------|----|--------|--|
| 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.     |    |        |  |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

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:

TDC 4.112

**For a change to a zoning map:**

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

Change from	to	Acres:
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):

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List affected state or federal agencies, local governments and special districts: N/A

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.

N/A

**CITY OF TURNER, OREGON  
ORDINANCE 15-102**

**AN ORDINANCE OF THE CITY OF TURNER AMENDING THE LAND USE DEVELOPMENT  
CODE SECTION 4.112; ENHANCING DENSITY FOR SPECIFIC SITE REQUIREMENTS**

**WHEREAS**, the City Council believes that the Riverbend Mine Redevelopment Project will provide significant enhancements to the City's financial stability and community livability;

**WHEREAS**, it is the function of the City Council to make legislative decisions to ensure such projects can happen, yet still protect community goals established through dialogue with the public ; and,

**WHEREAS**, the City Council determines that the interests of the community requires an emergency passage of this ordinance; now therefore,

**THE CITY OF TURNER, OREGON ORDAINS AS FOLLOWS:**

**Section 1:** The Turner LUDC shall be amended:

**SECTION 4.112 SINGLE-FAMILY RESIDENTIAL DISTRICT R-2**

**(4) Development Standards.**


- (a) Minimum lot area - 7,500 square feet, except for any R-2 zoned area within 900 feet of the top of bank of the body of water known as the Riverbend Gravel Pit the minimum lot size shall be 7,000 square feet. The minimal area may have to be increased to accommodate sewage disposal approval or special site conditions.
- (b) Minimum lot width - 60 feet.
- (c) Maximum Building coverage, including accessory buildings - 75%.
- (d) Maximum building height - 35 feet.
- (e) Yards:
  - 1. Exterior yard setbacks - 20 feet from a property line adjoining a street. See **Section 5.116** for additional street setbacks.
  - 2. Interior yard setbacks - side yard: 5 feet for one story buildings, 7.5 feet for two story buildings; rear yard: 20 feet for primary structure and 5 feet for attached or detached accessory structures.  
**(Amended by Ord. 00-101)**
- (f) See **Article 5** for additional General Development Standards and **Article 6** for Use Standards that may apply in the R-2 District.

Adopted by the Common Council of the City of Turner, Oregon, this 27<sup>th</sup> day of August, 2015.

Yeas: 5

Nays: 0

Approved: \_\_\_\_\_

  
Gary Tiffin, Mayor

Attested: \_\_\_\_\_

  
David Sawyer, Administrator

First Reading:	August 27, 2015
Second Reading:	August 27, 2015
Adopted:	August 27, 2015
Signed:	August 27, 2015
Effective Date:	August 27, 2015