



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

March 29, 2006



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Central Point Plan Amendment  
DLCD File Number 001-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office. This adoption was adopted by the City on July 14, 2005, and passed the 21-day appeal period from the date of the adoption.

Appeal Procedures\*

#### **DLCD DEADLINE TO APPEAL: Acknowledged under ORS 197.625 and ORS 197.830 (9)**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.625 if no notice of intent to appeal is filed within the 21-day period set out in ORS 197.830 (9), the amendment to the acknowledged comprehensive plan or land use regulation or the new land use regulation shall be considered acknowledged upon the expiration of the 21-day period.

Under ORS 197.830 (9) a notice of intent to appeal a land use decision or limited land use decision shall be filed not later than 21 days after the date the decision sought to be reviewed becomes final.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS ADOPTED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Lisa Morgan, City of Central Point

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**2 Notice of Adoption**

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF  
MAR 23 2006  
LAND CONSERVATION  
AND DEVELOPMENT  
For DLCD Use Only

Jurisdiction: City of Central Point Local file number: 05010  
Date of Adoption: 7/14/05 Date Mailed: 3/20/06  
Date original Notice of Proposed Amendment was mailed to DLCD: 3/14/05

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: \_\_\_\_\_

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

A Comprehensive Plan & Zone Map amendment to accomodate a Planned Unit Development consisting of a total of 63 dwellings with mixed housing types. This proposal is subject to 6 of the State Wide Planning Goals. There has been a recent Transportation Plan Study completed that includes this area. We will be doing a TSP amendment incorporating this study. A copy of the recommended changes is enclosed to satisfy OAR 734-051-0180.

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: Low Density to: Medium Density  
Zone Map Changed from: R-1-B, Residential Single Family to: R-2, Residential Two Family  
Location: 4922 Gebhard Road - 372W 02 TL 2800 Acres Involved: 8.74 apprx.  
Specify Density: Previous: 47 gross New: 63 with open space  
Applicable Statewide Planning Goals: #1, #2, #10, #11, #12, & #13

Was and Exception Adopted?  YES  NO

DLCD File No.: 001-05  
(14241)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

- Forty-five (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

Affected State or Federal Agencies, Local Governments or Special Districts:

DLCD, City of Central Point

Local Contact: Lisa Morgan, Planning Tech. Phone: (541) 664-3321 Extension: 291  
Address: 140 S. Third Street City: Central Point  
Zip Code + 4: 97502- Email Address: lisam@ci.central-point.or.us

### 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 this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not 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 **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

FORM 1

# DLCD NOTICE OF PROPOSED AMENDMENT

This form must be received by DLCD at least 45 days prior to the first evidentiary hearing  
per ORS 197.610, OAR Chapter 660 - Division 18  
and Senate Bill 543 and effective on June 30, 1999.  
(See reverse side for submittal requirements)

COPY

Jurisdiction: City of Central Point Local File No.: 05010  
(If no number, use none)  
Date of First Evidentiary Hearing: 5/3/05 Date of Final Hearing: 5/12/05  
(Must be filled in) (Must be filled in)  
Date this proposal was sent or mailed: 3/14/05  
(Date mailed or sent to DLCD)

Has this proposal previously been submitted to DLCD? Yes:      No: XX Date:     

     Comprehensive Plan Text Amendment XX Comprehensive Plan Map Amendment  
     Land Use Regulation Amendment XX Zoning Map Amendment  
     New Land Use Regulation      Other:       
(Please Specify Type of Action)

Briefly summarize the proposal. Do not use technical terms. Do not write "See Attached."  
A Comprehensive Plan & Zone Map amendment to accomodate a Planned Unit Development  
consisting of a total of 63 dwellings with mixed housing types. This proposal is subject  
to 6 of the State Wide Planning Goals. There has been a recent Transportation Plan  
Study completed that includes this area. We will be doing a TSP amendment incorporating  
this study. A copy of the recommended changes is enclosed to satisfy OAR 734-051-0180.

Plan Map Changed from: Low Density to Medium Density  
Zone Map Changed from: R-1-8 to R-2

Location: 4922 Gebhard Road - 37S 2W 02 Tax Lot 2800 Acres Involved: 8.74 apprx.

Specified Change in Density: Current: 47 gross Proposed: 63 with open space

Applicable Statewide Planning Goals: #1, #2, #10, #11, #12, & #13

Is an Exception Proposed? Yes:      No: XX

Affected State or Federal Agencies, Local Governments or Special Districts:       
DLCD

Local Contact: Tom Humphrey Area Code + Phone Number: 541-664-3321

Address: 155 S. 2nd Street  
City: Central Point, Oregon Zip Code + 4: 97502

DLCD No.:

### SUBMITTAL REQUIREMENTS

This form must be received by DLCD at least 45 days prior to the first evidentiary hearing per ORS 197.610, OAR Chapter 660 - Division 18 and Senate Bill 543 and effective on June 30, 1999.

1. Send this Form and TWO (2) Copies of the Proposed Amendment to:

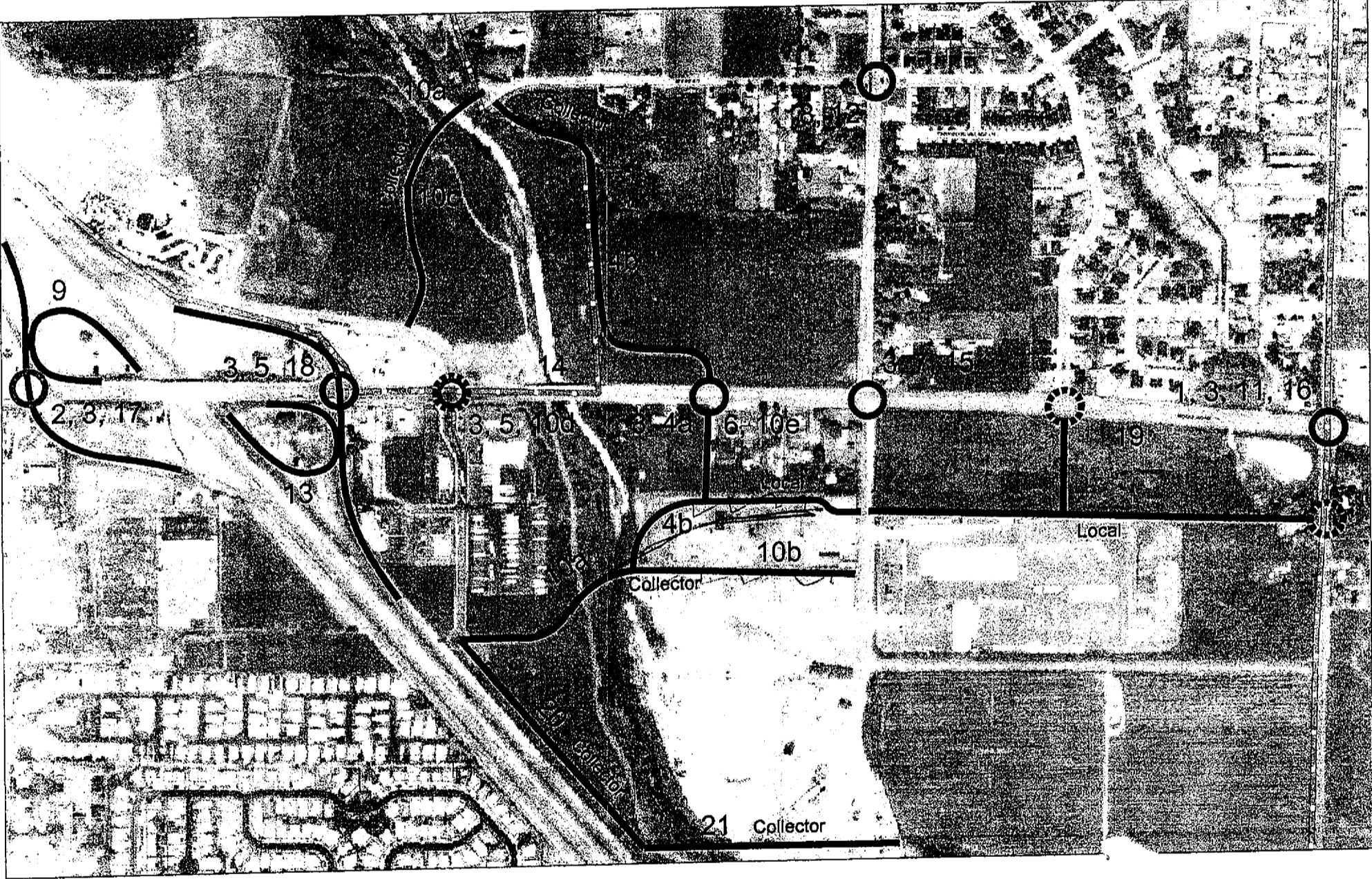
**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

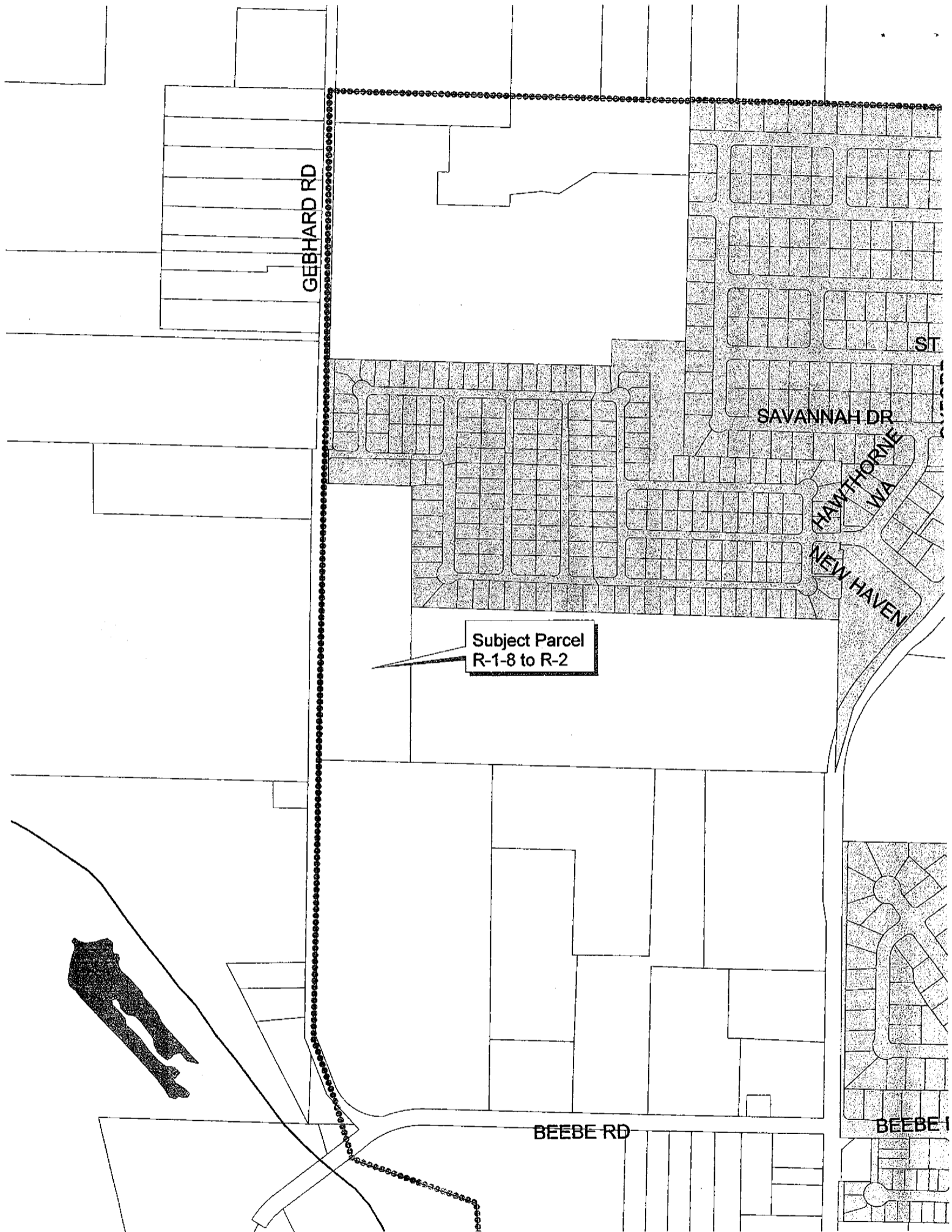
2. Unless exempt by ORS 197.610 (2), proposed amendments must be received at the DLCD's SALEM OFFICE at least FORTY-FIVE (45) days before the first evidentiary hearing on the proposal. The first evidentiary hearing is usually the first public hearing held by the jurisdiction's planning commission on the proposal.
3. Submittal of proposed amendments shall include the text of the amendment and any other information the local government believes is necessary to advise DLCD of the proposal. "Text" means the specific language being added to or deleted from the acknowledged plan or land use regulations. A general description of the proposal is not adequate.
4. Submittal of proposed "map" amendments must include a map of the affected area showing existing and proposed plan and zone designations. The map should be on 8-1/2 x 11 inch paper. A legal description, tax account number, address or general description is not adequate.
5. Submittal of proposed amendments which involve a goal exception must include the proposed language of the exception.
6. **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](mailto:Larry.French@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

New Roadway
 
 Intersection Improvements
 

 New Traffic Signal
 

 Limited Access Intersection





GEBHARD RD

ST

SAVANNAH DR

HAWTHORNE WA

NEW HAVEN

Subject Parcel  
R-1-8 to R-2

BEEBE RD

BEEBE I

ORDINANCE NO. 1858

AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE PLAN AND  
ZONING MAPS FOR PROPERTY EAST OF GEBHARD ROAD KNOWN AS 4922  
GEBHARD ROAD  
(36 2W 02, Tax Lots 2800)

**RECITALS:**

1. The City of Central Point ("City") is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.

2. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.

3. Pursuant to authority granted by the City charter and the Oregon Revised Statutes, the City has determined to amend the *Central Point Zoning Map* which was originally adopted on August 29, 1980, and the *Comprehensive Plan* which was originally adopted on May 19, 1983 which both have been amended at various times since then.

4. Pursuant to the requirements set forth in CPMC Chapter 1.24 and Chapter 17.96, the City has conducted the following duly advertised public hearings to consider the proposed amendments:

- (a) Planning Commission hearing on May 3, 2005.
- (b) City Council hearings on May 26th, June 23<sup>rd</sup> and July 14, 2005.

Now, therefore;

**THE PEOPLE OF THE CITY OF CENTRAL POINT, OREGON, DO ORDAIN AS FOLLOWS:**

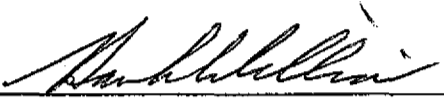
Section 1. At its public hearings on May 26<sup>th</sup>, June 23<sup>rd</sup> and July 14, 2005, the City Council received the findings of the Planning Commission, reviewed the City Staff Report, and received public testimony from all interested persons. Based upon all the information received, the City Council adopts the findings and conclusions set forth in the City Staff Report, and based upon the same, the City Council finds that there is sufficient public need and justification for the proposed changes, and the proposed changes are hereby adopted entirely.

Section 2. The City Comprehensive Plan and Zoning Maps are hereby amended as set forth on Exhibit "A", which is attached hereto and by this reference incorporated herein.

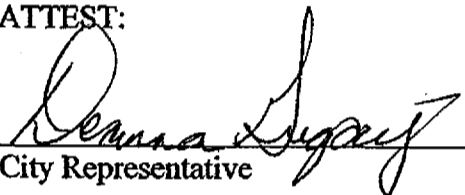


Section 3. The City Administrator is directed to conduct post acknowledgment procedures defined in ORS 197.610 et seq. upon adoption of the changes to the Zoning Map.

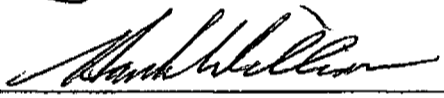
Passed by the Council and signed by me in authentication of its passage this 14<sup>th</sup> day of July, 2005.

  
\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

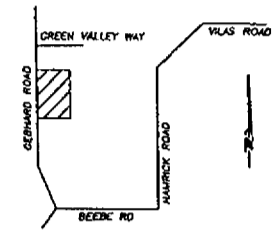
  
\_\_\_\_\_  
City Representative

Approved by me this 18<sup>th</sup> day of July, 2005.

  
\_\_\_\_\_  
Mayor Hank Williams

APPLICATION MAP  
 PLANNED UNIT DEVELOPMENT  
 &  
 SUBDIVISION  
**GEBHARD VILLAGE**  
 located in  
 NORTHEAST ONE QUARTER OF SECTION 2  
 TOWNSHIP 37, SOUTH RANGE 2 WEST  
 WILLAMETTE MERIDIAN, JACKSON COUNTY, ORE.  
 for  
**ERIC ARTNER CONSTRUCTION**  
 SITE ADDRESS  
 4920 GEBHARD ROAD  
 CENTRAL POINT, OREGON 97502

AREA MAP  
 NO SCALE



NOTES

SMALLEST LOT 1400 SQUARE FEET  
 AVERAGE, SQUARE FOOTAGE, 3000 SQUARE FEET  
 NUMBER OF LOTS 43  
 ZONING R-2  
 TOTAL AREA = 7.61 ACRES  
 PUC = PUBLIC UTILITY easement FOR WATER, SANITARY SEWER, STORM AND  
 PHONE, GAS AND CABLE TV.

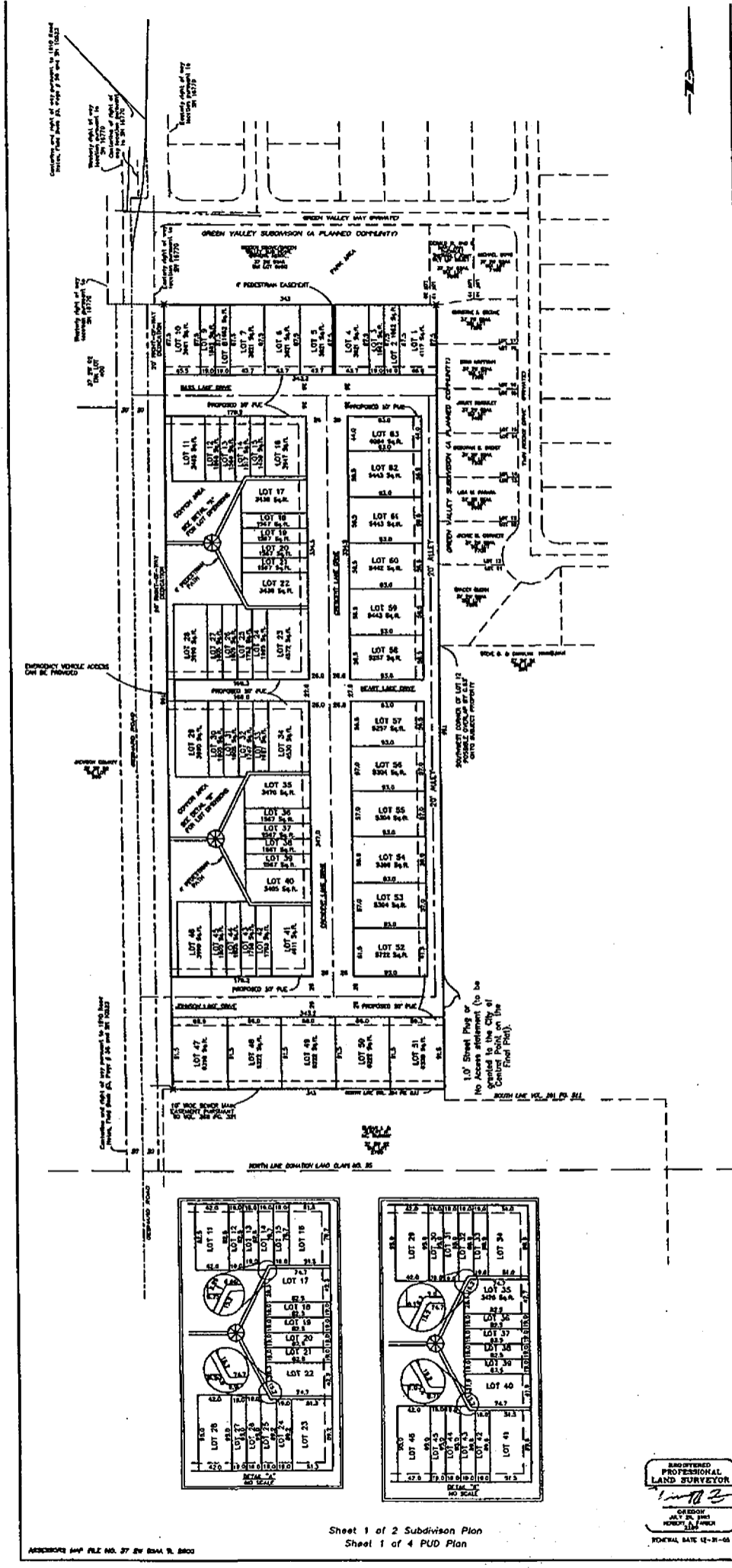
MAP INDEX SUBDIVISION APPLICATION  
 SHEET 1 APPLICATION MAP PREPARED BY  
 FARMER SURVEYING  
 SHEET 2 BASE SITE MAP PREPARED BY  
 NEARHAM SURVEYING, INC.

MAP INDEX PUD PLAN APPLICATION  
 SHEET 1 APPLICATION MAP PREPARED BY  
 FARMER SURVEYING  
 SHEET 2 BASE SITE MAP PREPARED BY  
 NEARHAM SURVEYING, INC.  
 SHEET 3 BUILDING LAYOUT AND LANDSCAPE PLAN  
 BUILDING ELEVATIONS ARE ON A REDUCED  
 SHEET PREPARED BY:  
 GABRIEL E. HORTON, ARCHITECT  
 SHEET 4 CONCEPTUAL UTILITY ENGINEERING PLAN  
 PREPARED BY:  
 ENGINEERING SOLUTIONS, LLC

Surveyed by  
**FARMER & SONS, INC.**  
 dba FARMER SURVEYING  
 (541) 664-5599  
 431 OAK STREET  
 P.O. BOX 5256  
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 40'  
 DATE: May 8, 2005  
 JOB NO.: 1337-05

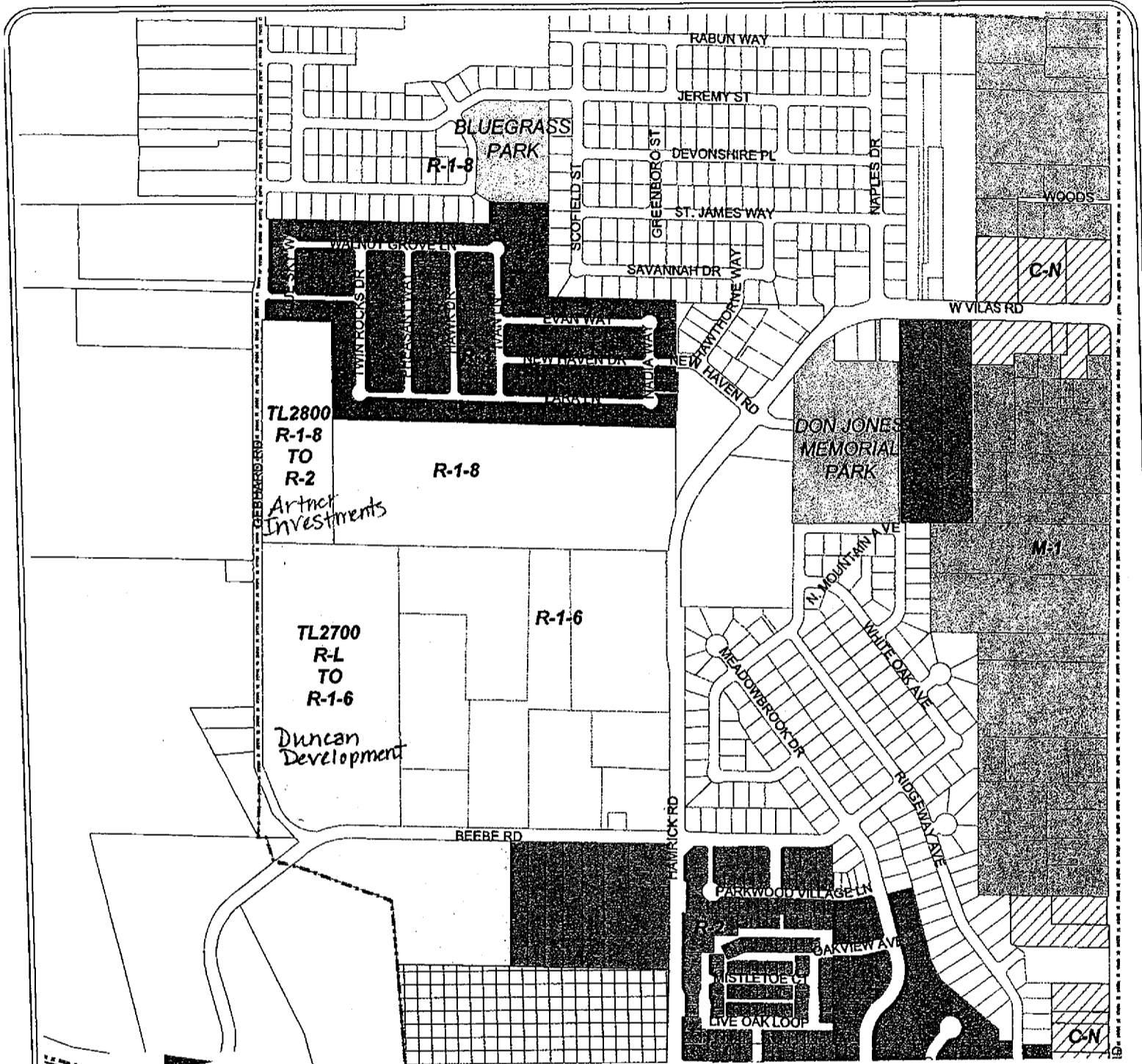
DRAWING FILED AT CENTRAL POINT, OREGON ROAD, MICROFILMED, ALSO



Sheet 1 of 2 Subdivision Plan  
 Sheet 1 of 4 PUD Plan

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 GABRIEL E. HORTON  
 OREGON  
 JULY 28, 1987  
 LICENSE NO. 12345  
 FEDERAL RATE 12-N-05

APPROVED MAP FILE NO. 37 2V 034A 9, 0303



**CENTRAL POINT**  
**Northeast Zoning**

Source:  
 City of Central Point  
 Jackson County Smartmap

This map is intended for graphic display  
 and reference purposes only.  
 Zone change for 372/W02 TL2800 and 2700  
 DWA 29 APRIL 2005 cityzoning&xt1\_TEMP.mxd



	BCG = Bear Creek Greenway		M-2 = Industrial General
	C-2 (M) = Commercial - Medical District		MMR = Medium Mix Residential (TOD)
	C-4 = Tourist and Office		OS = Open Space (TOD)
	C-5 = Thoroughfare Commercial		R-1-10 = SF Residential - 10,000
	CN = Neighborhood Commercial		R-1-6 = SF Residential - 6,000
	Civic (TOD)		R-1-8 = SF Residential - 8,000
	EC = Employment Commercial (TOD)		R-2 = Two-Family Residential
	GC = General Commercial (TOD)		R-3 = Multiple Family Residential
	HMR = High Mix Residential/Commercial (TOD)		R-L = Low Density Residential
	LMR = Low Mix Residential (TOD)		
	M-1 = Industrial		

	UGB		Highway 99
	Fire Department		TOD Corridor
	City Hall/Police		TOD District
	Railroad		School Buildings
			Parks

