



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 002-05

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: 05011
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 zone change to accommodate a 91 lot, Planned Unit Development, which is subject to 5 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 from this study 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: N/A to: N/A
Zone Map Changed from: R-L, Residential Low Density to: R-1-6, Residential single family
Location: 718 Beebe Road - 37S 2W 02 T1L5) 2700 & 2701 Acres Involved: 20 approx.
Specify Density: Previous: 87 gross New: 91 with open space.
Applicable Statewide Planning Goals: #1, #10, #11, #12 & #13
Was and Exception Adopted? YES NO

DLCD File No.: 002-05
(14242)

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 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.

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.: 05011
(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:

- | | |
|---|--|
| <u> </u> Comprehensive Plan Text Amendment | <u> </u> Comprehensive Plan Map Amendment |
| <u> </u> Land Use Regulation Amendment | <u>XX</u> Zoning Map Amendment |
| <u> </u> New Land Use Regulation | <u> </u> Other: <u> </u> |
- (Please Specify Type of Action)

Briefly summarize the proposal. Do not use technical terms. Do not write "See Attached."
A zone change to accommodate a 91 lot, Planned Unit Development, which is subject to 5 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 from this study is enclosed to satisfy OAR 734-051-0180.

Plan Map Changed from: N/A to N/A
Zone Map Changed from: R-L to R-1-6

Location: 718 Beebe Road -- 37S 2W 02 Tax Lot(s) 2700 & 2701 Acres Involved: 20 apprx.

Specified Change in Density: Current: 87 gross Proposed: 91 with open space

Applicable Statewide Planning Goals: #1, #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 St,
City: Central Point, Oregon Zip Code + 4: 97502

DLCD No.:

ORDINANCE NO. 1857

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP FOR PROPERTY
EAST OF GEBHARD ROAD KNOWN AS WHITE HAWK ESTATES
(36 2W 02, Tax Lots 2700 & 2701)

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 has 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 23rd and July 14, 2005.

Now, therefore;

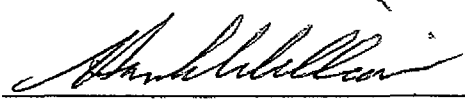
THE PEOPLE OF THE CITY OF CENTRAL POINT, OREGON, DO ORDAIN AS FOLLOWS:

Section 1. At its public hearings on May 26th, June 23rd 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 Zoning Map is hereby amended as set forth on Exhibit "A", which is attached hereto and by this reference incorporated herein.

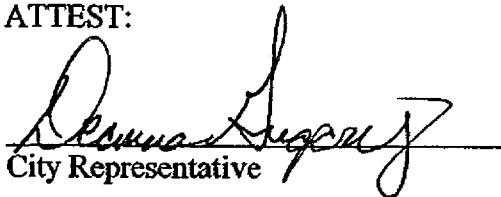
Section 3. The City Administrator is directed to conduct post acknowledgment procedures defined in ORS 197.610 et seq. upon adoption of the changes to the Zoning Map.

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




Mayor Hank Williams

ATTEST:

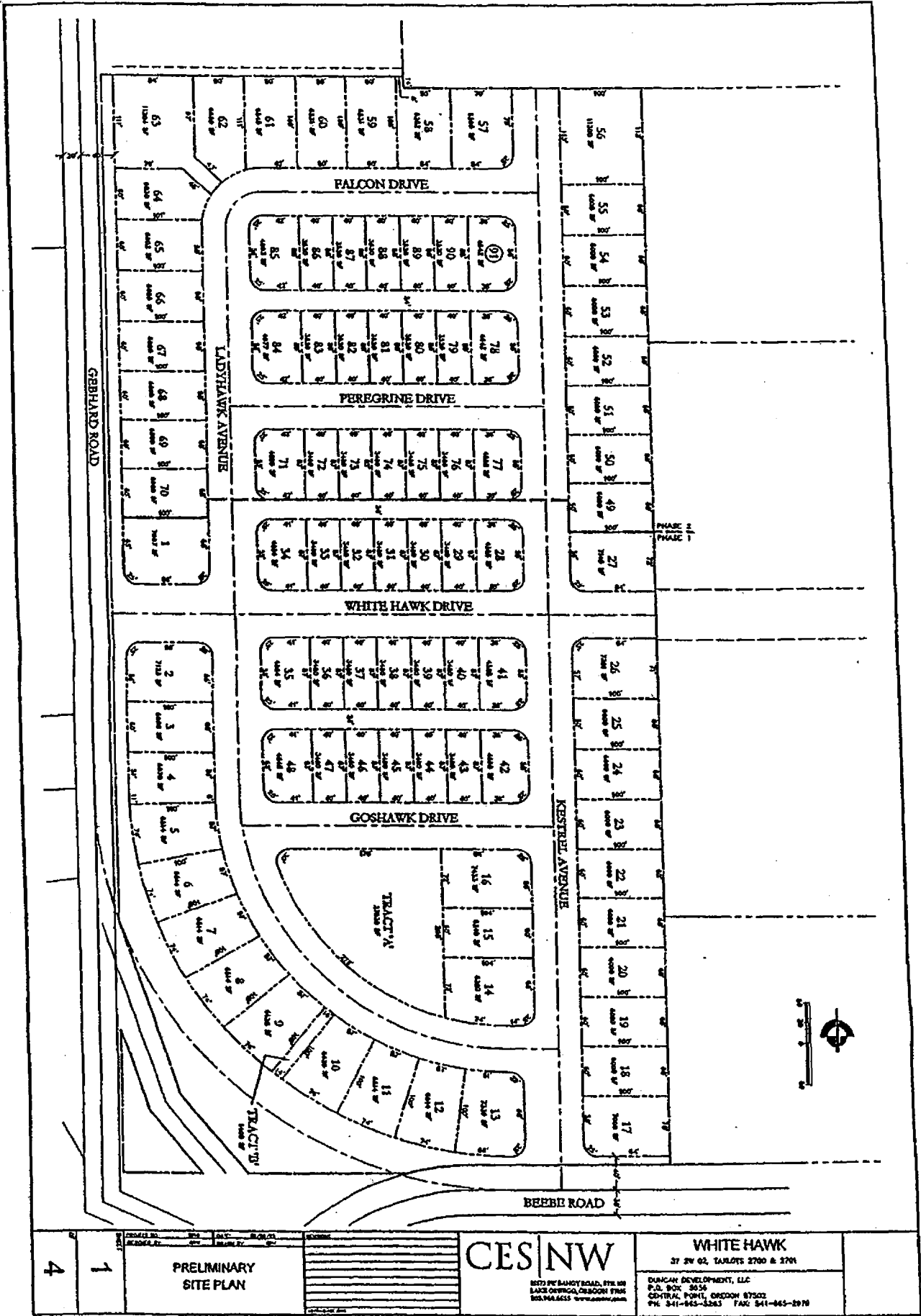


City Representative

Approved by me this 18th day of July, 2005.



Mayor Hank Williams



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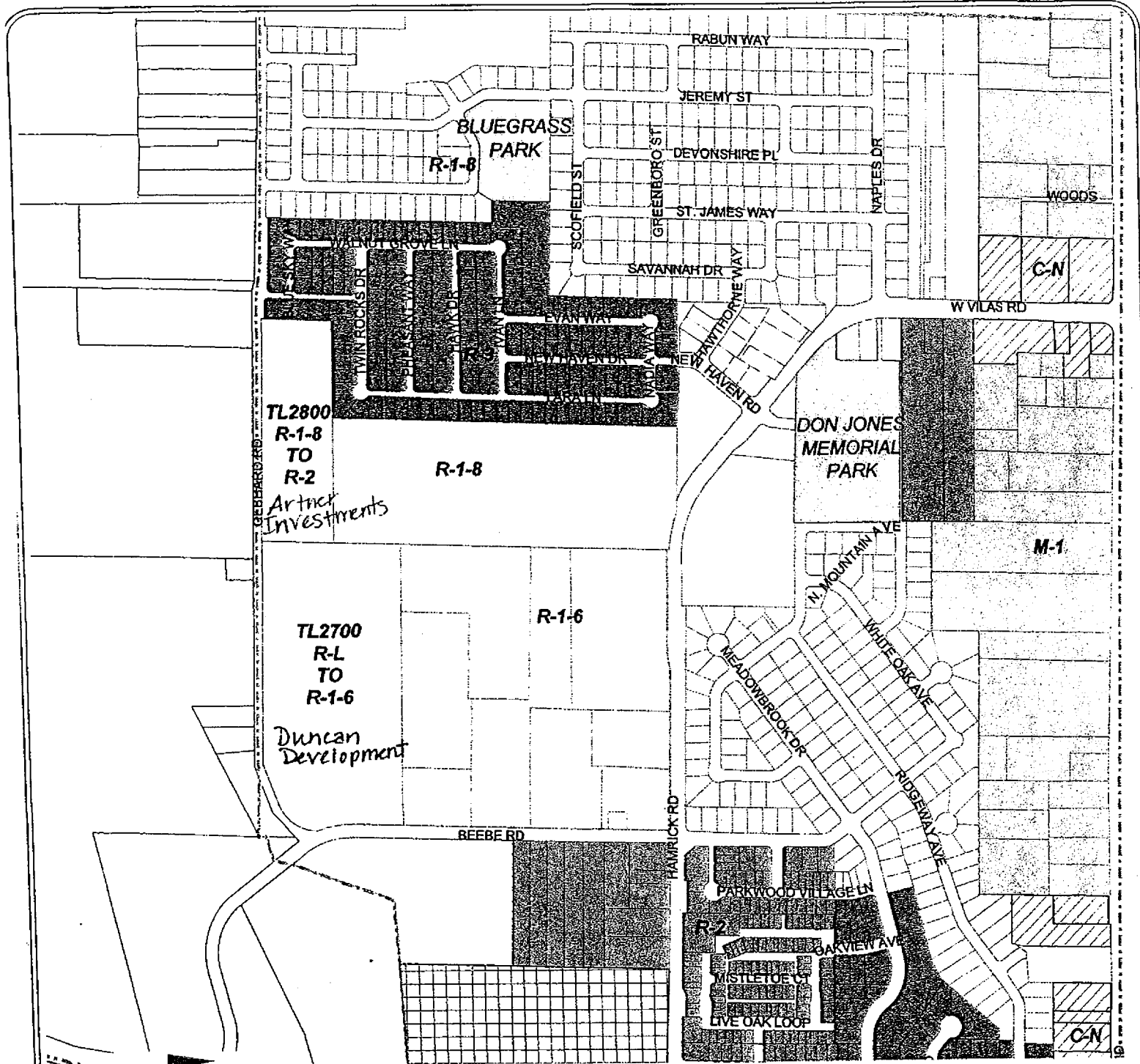
PRELIMINARY
SITE PLAN

CES NW

8570 PE' BANGY ROAD, STE. 100
LAKE OSWEGO, OREGON 97031
503.663.6353 www.cesnw.com

WHITE HAWK
37 2V 02, LOTS 2700 & 2701

DUNCAN DEVELOPMENT, LLC
P.O. BOX 3056
CENTRAL POINT, OREGON 97502
PH: 541-645-3263 FAX: 541-645-2978



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 372N02 TL2800 and 2700
 DMA 23 APRIL 2005 cityzoning11_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 |

