



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

August 15, 2006

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Central Point Plan Amendment
DLCD File Number 005-06



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.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 29, 2006

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 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 DATE SPECIFIED ABOVE.**

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

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NR01 **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
AUG 10 2006
LAND CONSERVATION
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: City of Central Point Local file number: 06064
Date of Adoption: 7/28/2006 Date Mailed: 8/04/2006
Date original Notice of Proposed Amendment was mailed to DLCD: 4/21/2006

- 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".

Rezone 1.34 acres of open space within the TwinCreeks TOD Master Plan area, from TOD-OS, Open Space, to TOD-LMR, Low Mix Residential. This zone change will allow the creation of 3 additional lots, make an existing home a conforming use, and make the Twin Creeks Master Plan Land Use Map consistent with the Master Plan Open Space Map.

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".

N/A

Plan Map Changed from: N/A to: N/A
Zone Map Changed from: TOD-OS, Open Space to: TOD-LMR, Low Mix Residential
Location: 372W03, portion of Tax Lots 208 & 228 Acres Involved: 1.34
Specify Density: Previous: Ø New: 4 = 1 existing home & 3 new additional homes
Applicable Statewide Planning Goals: #1, #10

Was and Exception Adopted? YES NO

DLCD File No.: 005-06(15191)

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:

City of Central Point, DLCD

Local Contact: Lisa Morgan Phone: (541) 423-1047 Extension: _____
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.

ORDINANCE NO. 1878

AN ORDINANCE AMENDING THE TWIN CREEKS MASTER PLAN LAND USE MAP
AND OPEN SPACE MAP, AND THE CENTRAL POINT ZONING MAP TO CORRECT
NOTED DESCREANCIES IN THE TWIN CREEKS MASTER PLAN
APPLICANT: TWIN CREEKS DEVELOPMENT, LLC
(372W03C, portions of TL 228 and 208)

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 to correct an identified discrepancy in the Twin Creeks Master Plan as specifically described in the Staff Report date July 13, 2006.
4. Pursuant to the requirements set forth in CPMC 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 June 6, 2006;
 - (b) City Council hearing on July 13, 2006.

Now, therefore;

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

Section 1. At its public hearing on July 13, 2006, the City Council reviewed the City staff report, and received the findings of the Planning Commission, and received public testimony of all interested persons. Based upon all of information received, the City Council adopts the findings and conclusions set forth in the Planning Commission Resolution No. 700 dated June 6, 2006 (Exhibit "D") 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 Twin Creeks Master Plan Land Use Map is hereby amended to re-designate 1.34 acres from TOD-OS to TOD-LMR as noted on Exhibit "A".

Section 3. The Twin Creeks Master Plan Open Space Map is hereby amended to designate 3.74 acres to Open Space as noted in Exhibit "B".

Section 4. The City Zoning Map is hereby amended to re-designate 1.34 acres from TOD-OS to TOD-LMR in accordance with the modified Master Plan Land Use Map and Open Space Map, and as specifically set forth on Exhibit "C" which is attached hereto and by this reference incorporated herein.

Section 3. The City Administrator is directed to conduct post acknowledgement 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 ^{27th} ~~13th~~ day of July, 2006.

Dick Halley for
Mayor Hank Williams

ATTEST:

Diana Lopez
City Recorder

Approved by me this 28th day of July, 2006.

Dick Halley for
Mayor Hank Williams

EXHIBIT "A"

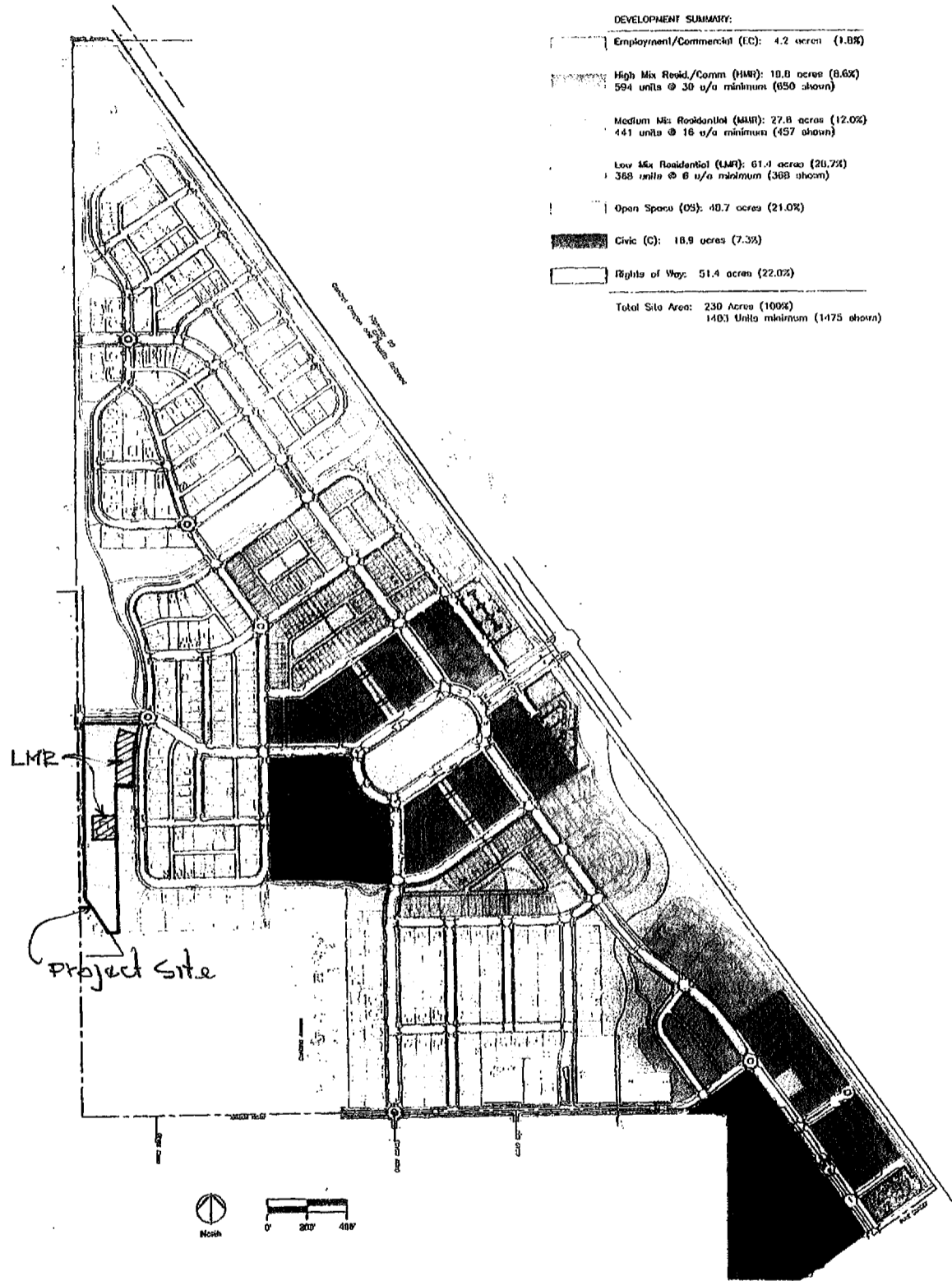


Exhibit 18, Land Use Plan

EXHIBIT " B "

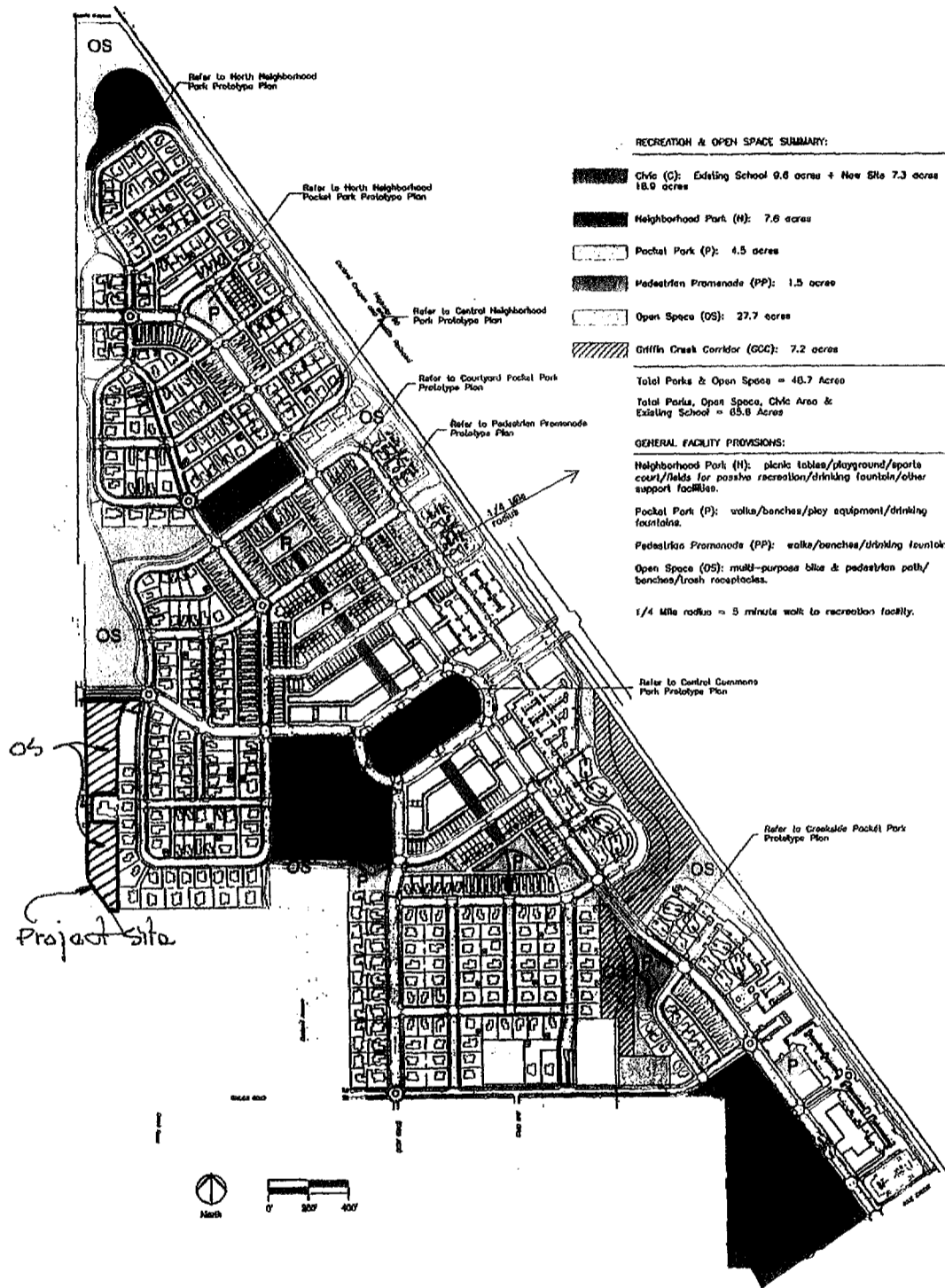
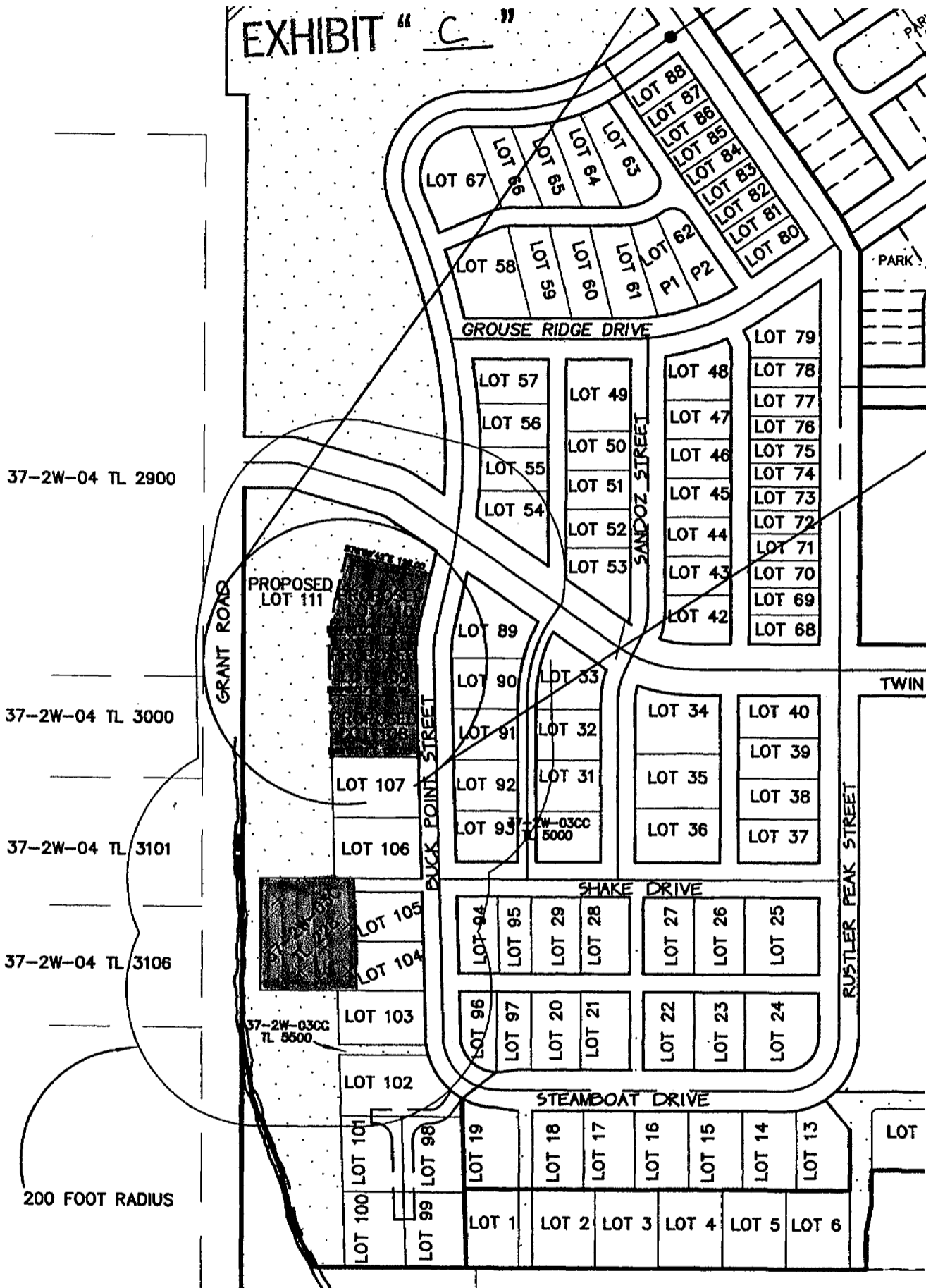


Exhibit 20, Recreation and Open Space Plan

EXHIBIT "C"



37-2W-04 TL 2900

37-2W-04 TL 3000

37-2W-04 TL 3101

37-2W-04 TL 3106

37-2W-03CC TL 5500

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