



# 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/Coastal Fax: (503) 378-6033

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

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

### NOTICE OF ADOPTED AMENDMENT



March 24, 2006

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Clatskanie Plan Amendment  
DLCD File Number 007-05

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 February 8, 2006, 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: Preston Polasek, City of Clatskanie

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**FORM 2**

**DLCD NOTICE OF ADOPTION**

DEPT OF

This form must be mailed to DLCD within 5 working days after the final decision  
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

MAR 22 2006

LAND CONSERVATION  
AND DEVELOPMENT

Jurisdiction: Clatskanie Local File No.: 2005-22  
(If no number, use none)

Date of Adoption: 01-18-2006 Date Mailed: 3-16-06  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2-1-05

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

(Please Specify Type of Action)

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

Property owner wants a residential use, not commercial in order to secure home loan financing. The property has always been residential use.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write ASame.≡ If you did not give notice for the proposed amendment, write AN/A.≡

Plan Map Changed from : C1 to R5

Zone Map Changed from: commercial to general residential

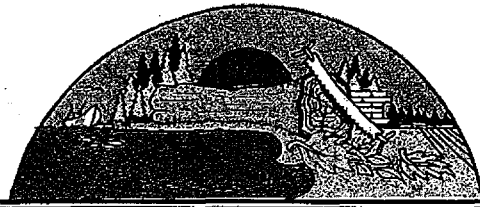
Location: corner of SW 2nd & Belair Acres Involved: \_\_\_\_\_

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable Statewide Planning Goals: \_\_\_\_\_

Was an Exception Adopted? Yes: \_\_\_\_\_ No: \_\_\_\_\_

DLCD File No.: 007-05  
(14826)



# CITY OF CLATSKANIE

*BEFORE THE CLATSKANIE PLANNING COMMISSION  
FOR THE CITY OF CLATSKANIE, OR*

**In the Matter of a Zone Change  
And Comprehensive Plan Amendment**

**File Number: 2005-22**

This matter came before Planning Commission at a public hearing on December 14, 2005, as a request for a Zone Change and Comprehensive Plan Amendment in the C-1 (commercial) zone.

**Findings:**

**1. Sites and Vicinity Information**

The subject property is approximately 5,000 square feet and is located in SW Clatskanie off 2<sup>nd</sup> Street next to the Clatskanie Dental Clinic. The property is zoned C-1 Commercial and is identified as tax lot 5100, assessor map 7408-031.

Adjacent development and zoning consists of the following:

**North:** Single Family Dwellings and the zoning is R-5 Single Family Residential.

**West:** Commercial and the zoning is C-1 Commercial.

**South:** Single and Multi-Family Dwellings and the zoning is R-5 Single Family Residential and MFR Multi-Family Residential.

**East:** Single Family Dwellings and the zoning is R-5 Single Family Residential.

**2. Applicant's Proposal**

An application for a Zone Change and Comprehensive Plan Amendment was submitted. The proposal is to change the comprehensive plan from Commercial to General Residential and to change the zoning from Commercial (C-1) to Two-Family Residential (R-5).

**3. Response to Public Hearing Comments**

A notice of public hearing was mailed to all property owners within 250' of the subject property. A public hearing was held on December 14, 2005, and no public testimony was received.



City of Clatskanie  
Ordinance No. 645

An Ordinance of the City of Clatskanie to Rezone Certain Property  
From C-1 to R-5 and Amend the Comprehensive Plan

Whereas, the property owner has petitioned the City for a zone change from C-1 (General Commercial) to R-5 (Two-Family Residential) for tax account no. 7408-031-05100, located on S.W. 2<sup>nd</sup> Street; and

Whereas, the Planning Commission has reviewed the Ordinance and recommends that the City Council adopt said Ordinance; and

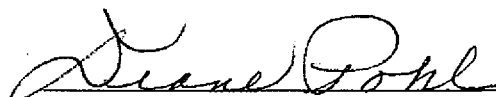
Whereas, this zone change would be consistent and compatible with the current and projected land use for the property; and

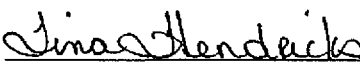
Whereas, this ordinance amends the City's Comprehensive plan to reflect this zone change:

NOW THEREFORE, the City of Clatskanie ordains as follows:

1. The subject property is hereby rezoned from C-1 (General Commercial) to R-5 (Two-Family Residential). The parcel is located on S.W. 2<sup>nd</sup> Street and is identified as Tax Account Number 7408-031-05100;
2. The Comprehensive Plan designation for the subject property is changed from Commercial to General Residential; and
3. The Council hereby adopts the findings of the Planning Staff Report 2005-22;

Passed by the Council of the City of Clatskanie this 18<sup>th</sup> day of January 2006.

  
Diane Pohl, Mayor

Attest:   
Tina Hendricks, CMC  
City Recorder

1<sup>st</sup> Reading: January 4, 2006  
2<sup>nd</sup> Reading: January 18, 2006

| ROLL CALL ON ADOPTION:  | Aye | Nay | Absent |
|-------------------------|-----|-----|--------|
| Mayor: Diane Pohl       | x   |     |        |
| Councilors: Bertie Barr | x   |     |        |
| Steve Constans          | x   |     |        |
| Kathy Engel             | x   |     |        |
| Richard Frazier         | x   |     |        |
| Larry Garlock           | x   |     |        |
| Ron Puzey               | x   |     |        |