



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

July 13, 2006



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Dundee Plan Amendment
DLCD File Number 001-06

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: July 27, 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
Gary Fish, DLCD Regional Representative
Melody Osborne, City of Dundee

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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)

JUL 07 2006

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: City of Dundee Local File No.: ZC 00-02/CMA 06-03 (If no number, use node)

Date of Adoption: June 19 2006 (Must be filled in) Date Mailed: July 5, 2006 (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: January 27, 2006

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

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

Rezoned 1.45 acres from light industrial to Commercial for the purpose of building professional offices.

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: LI to C

Zone Map Changed from: LI to CC

Location: Hwy 99W & Parks Acres Involved: 1.45

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: 2, 9, 12

Was an Exception Adopted? Yes: No: X

DLCD File No.: 001-06(14981)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

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

Dundee Fire District, ODOT Railway Division

Local Contact: Melody Osborne Area Code + Phone Number: 503/538-3922

Address: PO Box 220

City: Dundee Zip Code+4: 97115-0220

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 of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will 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 Larry.French@state.or.us - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

CITY OF DUNDEE
ORDINANCE No. 442-2006

AN ORDINANCE APPROVING AN AMENDMENT TO THE CITY OF DUNDEE COMPREHENSIVE PLAN AND ZONING MAP, AMENDING ORDINANCE NO. 197.

WHEREAS, an application requesting a zone change from Light Industrial (LI) to Community Commercial (C) and an amendment of the Comprehensive Plan designation from "Industrial" to "General Commercial" on land located at 109 SE 12th Street and further identified as located within Township 3 South; Range 3 West; Section 35AA; Tax Lot 1700;

WHEREAS, the City Council of the City of Dundee adopted a single map incorporating both the Comprehensive Plan and zoning map designation pursuant to Ordinance No. 197 on the 10th day of April 1978;

WHEREAS, pursuant to Ordinance No. 197 the Light Industrial (LI) zoning designation is commensurate with the Industrial designation of the City of Dundee Comprehensive Plan;

WHEREAS, pursuant to Ordinance No. 197 the Community Commercial (C) zoning designation is commensurate with the General Commercial designation of the City of Dundee Comprehensive Plan;

WHEREAS, the City Recorder referred the applications for review, investigation, comment to all citizens, counties, special districts, state or federal agencies, and other persons deemed to have an interest in or affected by the applications and allowed not less than ten days for a reply from the date of mailing;

WHEREAS, the City Recorder caused notice of the hearing on the applications to be published on the 25th day of February, 2006 in a newspaper of general circulation in the City prior to the City Planning Commission hearing;

WHEREAS, the City Recorder thereafter provided the coordination, review and filing of all responses and submitted them to the City Planning Commission prior to the hearing;

WHEREAS, the Planning Commission conducted a public hearing on the 5th day of April 2006, pursuant to the Rules of Procedure for the conduct of hearings related to land use matters and thereafter forwarded its recommendation for approval to the City Council (the recommendation is entitled **ORDER OF RECOMMENDATION** and dated April 26, 2006 and is signed by the Planning Commission Chair, Ted Crawford);

WHEREAS, the City Recorder provided notice of the hearing before the City Council;

WHEREAS, the City Council conducted a public hearing on the 1st day of May 2006 pursuant to the Rules of Procedure for the conduct of hearings related to land use matters;

WHEREAS, after conducting the hearing and considering the approval criteria for a zone change pursuant to Section 3.102 of the Dundee Development Ordinance, the City of Dundee Comprehensive Plan and other applicable law, the City Council approved the applications and directed staff to prepare the final adoption Ordinance.

NOW, THEREFORE, BASED ON THE FOREGOING, THE CITY OF DUNDEE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby amends the City of Dundee Comprehensive Plan Designation for the property described above from Industrial to General Commercial.

Section 2. The City Council hereby amends the City of Dundee Zoning Map for the property described above from Light Industrial (LI) to Community Commercial (C); and, hereby adopts the following Condition of Approval relative to the Zone Change:

1. Uses on the site shall not cumulatively exceed a trip rate of 4.5 vehicles per 1,000 square feet of floor area during the PM peak hour. This shall be enforced through a submitted traffic study, or similar applicable information, for each potential business. The City shall retain the option of forwarding the material to the Oregon Department of Transportation for verification and comment.


Section 3. The City Council of the City of Dundee does hereby adopt those certain findings of fact, conclusionary findings and conditions of approval attached hereto as EXHIBIT "A" and by this reference made a part hereof.

Section 4. This Ordinance shall take effect within 30 days of the date of adoption.

PASSED by the Council on the 19 of June, 2006.

VOTE: Ayes: 6 Nays: 0 Abstentions: 0 Absent: 1

SIGNED by the Mayor this 19 of June, 2006.


Diane Ragsdale, Mayor

Attested:


Eve Dolan, City Administrator/City Recorder

EXHIBIT "A"
BEFORE THE DUNDEE CITY COUNCIL
Comprehensive Plan Map Amendment Case No. 06-03
Zone Change Case No. 06-02

In the Matter of the)	
)	
Application of)	1. Plan Map Amendment
)	2. Zone Charge
)	
The Saunders Company)	

I. NATURE OF THE APPLICATION

This matter comes before the Dundee City Council on the application of the Saunders Company for approval to change in the Comprehensive Plan designation from "Industrial" to "Commercial" and a Zone Change from Light Industrial (LI) to Community Commercial (C) on a 1.45 acre parcel.

II. GENERAL INFORMATION

A. Location

The subject property is located on the northeast corner of the intersection of Highway 99W and Parks Drive. The property address is 109 SE 12th Street and the County Assessor places the land within Township 3 South; Range 3 West; Section 35AA; Tax Lot #1700.

B. Existing Development and Zoning

The 1.45 acre parcel is part of a larger industrial-type development that includes adjacent land to the north. Current improvements include a warehouse building, gravel parking and some landscaping. Public sewer and water facilities are available to serve the site and access to the entire property is available from Parks Drive, Highway 99W and 12 Street SE. The parcel is zoned Light Industrial (LI).

C. Adjacent Zoning and Land Use

Land to the north and east is also zoned LI. To the north is a warehouse-type structure that is part of the applicant's business operations while land to the east is vacant. To the west is Community Commercial (C) zoned land containing residential development with additional residential development on Single Family Residential (R-2) zoned land is located to the south.

D. Background Information

The applicant is requesting approval of a change in the Comprehensive Plan designation from "Industrial" to "Commercial" and a Zone Change from Light Industrial (LI) to Community Commercial (C).

III. PUBLIC HEARING

A. Planning Commission Action

A public hearing was duly held on this application before the Dundee Planning Commission on March 15, 2006. The hearing was opened and the Commission voted to continue the matter to April 5, 2006.

The hearing was reopened on April 5, 2006. At the hearing, Comprehensive Plan Map Amendment Case No. 06-03 and Zone Change Case No. 06-02 were made a part of the record. Notice of the hearing was published and sent to adjacent property owners pursuant to Section 3.202 of the Dundee Development Ordinance. All Commission members were aware of the property location. No objection was raised to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the Planning Commission deliberated on the issue and voted to recommend the City Council approve the proposed Comprehensive Plan Map Amendment and Zone Change, finding the proposal complied with the applicable criteria. The Commission directed staff to prepare an Order of Recommendation.

B. City Council Action

A public hearing was duly held on this application before the Dundee City Council on May 1, 2006. At the hearing, Comprehensive Plan Map Amendment Case No. 06-03 and Zone Change Case No. 06-02 were made a part of the record. Notice of the hearing was published and sent to adjacent property owners pursuant to Section 3.202 of the Dundee Development Ordinance. No objection was raised to jurisdiction, conflicts of interest, or to evidence or testimony presented at the hearing.

At the conclusion of the hearing, the City Council deliberated on the issue and voted to approve the proposed Comprehensive Plan Map Amendment and Zone Change, finding the proposal complied with the applicable criteria. The Council directed staff to prepare an adoption Ordinance.

IV. FINDINGS OF FACT-GENERAL

The Dundee City Council, after careful consideration of the testimony and evidence in the record, adopts the following general Findings of Fact:

- A. The applicant is the Saunders Company.
- B. The subject property is located on the northeast corner of the intersection of Highway 99W and Parks Drive. The property address is 109 SE 12th Street and the County Assessor places the land within Township 3 South; Range 3 West; Section 35AA; Tax Lot #1700.
- C. The land is zoned Light Industrial (LI).
- D. The subject property contains 1.45 acres.
- E. The parcel is part of a larger industrial-type development that includes adjacent land to the north. Current improvements include a warehouse building, gravel parking and some landscaping. Public sewer and water facilities are available and access to the property is available from Parks Drive, Highway 99W and 12 Street SE.
- F. Land to the north and east is also zoned LI. To the north is a warehouse-type structure that is part of the applicant's business operations while land to the east is vacant. To the west is Community Commercial (C) zoned land containing residential development with additional residential development on Single Family Residential (R-2) zoned land is located to the south.
- G. The applicant is requesting approval of a change in the Comprehensive Plan designation from "Industrial" to "Commercial" and a Zone Change from Light Industrial (LI) to Community Commercial (C).
- H. Approval or denial of this request will be based on decision criteria in Dundee Comprehensive Plan and Dundee Development Ordinance, Section 3.102.

V. APPLICATION SUMMARY AND AGENCY COMMENTS

- A. The purpose of this application is to establish the Community Commercial zone on the property. This action requires approval of a Zone Change. In addition, as the land is currently designated "Industrial" in the Comprehensive Plan, a corresponding change in the Plan designation to "Commercial" is also required.
- B. The City previously approved the establishment of an industrial-related office for the Saunders Company (Site Development Review Case No. 05-15). It is City's understanding the applicant intends to maintain the business office while introducing commercial retail/office uses at the site. For the record, there is no concurrent development request with this application.

- C. Comprehensive Plan Map Amendments and Zone Changes are Type III actions and subject to the decision criteria contained in Section 3.102. This application requires a review by both the Planning Commission and City Council, with the Commission providing a recommendation to Council.
- D. The City Engineer reviewed the proposal and provided comments. The City Engineer's response is a part of the official record; a brief summary of the comments follows:
1. Sewer - There is a 12-inch line located in Highway 99W and a 15-inch line in Parks Drive. Regardless of zoning, a new line will need to be extended to the property. The zone change will not result in additional impacts to the sanitary sewer system.
 2. Water - There is a 6-inch water line in Highway 99W and an 8-inch line along Parks Drive. Development of the site will require an upgrade of the water lines. No impacts to the water system are anticipated.
 3. Storm Drainage - Regardless of zoning, a storm sewer system must be installed. The design and location can be determined at the time of development. The request will not result in additional impacts to the existing storm system.
 4. Transportation - Access is available from Parks Drive and Highway 99W. ODOT requirements will likely limit access to Parks Drive. Street frontage improvements will be required at the time of development on the property.

On balance, regardless whether the property is zoned Light Industrial or Community Commercial, the public facility impacts will be similar. Further, a majority of these issues were addressed as part of the prior site development review.

- E. The City received comments from the Oregon Department of Transportation (ODOT). The agency's letter is part of the planning record and the comments are summarized below:
- a. ODOT was concerned the change in zoning would generate significantly more traffic from the site. The applicant submitted a traffic engineering report indicating the existing LI zoning would generate some 4.5 trips per 1000 square feet of floor area during the PM peak hour. The analysis further indicated a number of commercial type uses could be accommodated and not exceed this

trip generation. Therefore, ODOT recommends a condition be placed on the zone change, limiting uses to those that will not exceed this calculated trip rate. For the record, the applicant agreed to this stipulation.

- b. The property also fronts along Parks Drive, between Highway 99W and the railroad right-of-way. It was noted that if improvements along Parks Drive are located within 100-feet of the railroad centerline, the City must file an Order with the ODOT Rail Division to alter the crossing. For the record, necessary improvements along Parks Drive were reviewed as part of the previously approved site development review application.
- c. The applicant may be required to make frontage improvements along Highway 99W to comply with ODOT standards. These may include curbs, gutter, drainage and similar improvements. Permits from ODOT are required and the improvements must comply with ODOT standards. Again, for the record, improvements along Highway 99W were reviewed as part of the previously approved site development review application.

VI. CRITERIA AND FINDINGS PLAN AMENDMENT AND ZONE CHANGE

- A. The Dundee Development Ordinance does not identify any decision criteria for a change in the Comprehensive Plan map designation but does contain criteria to review a zone change. The zone change criteria address issues of need and compliance with Comprehensive Plan policies. For this reason, the Council finds the criteria for the zone change also applies to the decision regarding a change in the Plan map designation. The specific criteria are found in Section 3.102.03 with the findings found in the following sections.
- B. Section 3.102.03.A. - The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

FINDINGS: The Plan map amendment and zone change must consider the City's economic goals and policies:

Economy - The Plan's general Goal is to meet a level of economic development adequate to meet the public need. The applicable policies are as follows:

- ▶ Policy #2 - The city should preserve and upgrade the businesses along Highway 99W by supporting highway improvements that alleviate traffic congestion, by requiring off-street parking and by requiring high design standards in new development.
- ▶ Policy #3 - Strip commercial development shall be controlled in areas not designated in the Plan as commercial.

Commercial - A major goal is to minimize the inefficiency and unsightliness along Highway 99W. Specific policies which apply are:

- ▶ Policy #1 - Further strip commercial development along Highway 99W will be limited as much as possible.
- ▶ Policy #3 - Development will coincide with the provision of adequate public streets, water and sewerage facilities. Sidewalks will be provided in all new commercial development.

FINDINGS: Highway 99W is essentially the commercial core for the City. Comprehensive Plan "findings" indicate residential units along Highway 99W are slowly being reduced in favor of commercial development. This proposal is entirely consistent with this identified trend as it expands Commercial zoning along Highway 99W in a logical manner. The proposed Plan designation is therefore consistent with the expectations of the Plan.

Further, given the existing Light Industrial zoning and allowed uses in this zone, the Council does not view the proposed commercial zoning as a particularly significant change with regard to potential impacts on adjacent properties.

- C. Section 3.102.03.B. - The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

FINDINGS: The subject property is level and does not contain topographically or other features that would prohibit development. This is supported in part by a previous site development approval for an industrial-related office building. In addition, all necessary services are available to serve the property.

- D. Section 3.102.03.C. - Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.

FINDINGS: The parcel is sufficiently large to accommodate a variety of commercial uses. As noted, the previous land use decision concluded the site could be developed with an office building, a use also allowed within the proposed Community Commercial zone.

- E. Section 3.102.03.D. - Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

FINDINGS: The City Engineer did not identify any capacity issues with the proposed Plan amendment and zone change - it appeared the impacts and required improvements would be similar whether the property were zoned Light Industrial or Commercial. Specific public facility improvements were determined as part of the previous site development review process. These factors also indicate compliance with Commercial land policy #3.

- F. Section 3.102.03.E. - For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

FINDINGS: This criterion does not apply as the change in zone, and corresponding change in the Plan designation, is for commercial purposes.

- G. Section 3.102.03.F. - The following additional criteria shall be used to review all nonresidential changes:

1. The supply of vacant land in the proposed zone is inadequate to accommodate the projected rate of development of uses allowed in the zone during the next five years, or the location of the appropriately zoned land is not locationally or physically suited to the particular uses proposed for the subject property, or lack site specific amenities required by the proposed use **and**,
2. The supply of vacant land in the existing zone is adequate, assuming the zone change is granted, to accommodate the projected rate of development of uses allowed in the zone during the next five years.

FINDINGS: Both of these criteria address the issue of adequacy of land supply. Item "1." asks whether there is insufficient land for the proposed zone and "2." asks whether there is sufficient land in the existing zone to accommodate future demand.

A previous *Urbanization Project* study was analyzed to assess the impact on land needs using the City's adopted 5,744 population projection. The

revised commercial/industrial land needs were outlined in Table 23 (Task 4, Page 31 of the original study). In the analysis, it was estimated the reduction in commercial and industrial land needs would be similar to a reduction in housing needs in that the demand would be only 76% of the current estimates. The revised table follows:

Use Type	Percent	New Employees	Density	Needed Net Acres
Commercial	57%	569	21.8	27
Industrial	33%	329	9.5	35
Public	10%	93	N/A	N/A

The previous table addresses the land requirements for the additional population regarding commercial and industrial needs. The larger issue for the City is how this compares to the existing land availability. A condensed version of this analysis was prepared using the above revised figures and focusing solely on commercial and industrial needs:

Type	Needed Net Acres	Available Net Acres	Surplus/(Deficit)
Commercial	27	13	(14)
Industrial	35	17	(18)
Employment Subtotal	62	30	(32)

These are just gross figures and do not represent particular locational requirements for certain types of uses discussed in the *Project* report. However, it is clear the City lacks sufficient commercial and industrial land to meet anticipated needs. It is also important to note the City anticipates a surplus of some 49 acres overall so that other lands can be converted to these uses. However, potential locations have yet to be determined.

Simply based on zoning, the Community Commercial zone gains at the expense of the Light Industrial zone. However, when considering the underlying issue is *employment*, the zone change is somewhat favoring the Community Commercial zone. Both zones are designed to generate jobs. However, the background information indicates the Community Commercial zone is likely to employ greater number of individuals per acre.

The adopted Community Vision would tend to favor commercial-type development along Highway 99W. This is in keeping with the desire to create a downtown as well as a community with employment opportunities, but not necessarily one that is "industrialized." In addition,

the Plan specifically seeks to “preserve and upgrade the businesses along 99W.” The site is locationally suitable to this change as it involves property located along Highway 99W. Development of the site for an office can be considered upgrading the property.

3. The proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties.

FINDINGS: On balance, the Community Commercial zone allows less intensive uses than would occur in the Light Industrial zone, although traffic impacts could increase. Under any circumstances, new commercial development cannot occur unless approved through a formal site development review application. This process allows the City an opportunity to reduce potential impacts by such measures as buffering, screening, setbacks, building orientation, structure height, building design or similar restrictions. The City previously approved a site development plan that addressed many of these issues. Any expansion or revision to these plans will require another site review.

- H. The “Commercial” Plan designation allows both the Community Commercial and the Central Business District (CBD). Given its distance from the anticipated downtown, and proximity to Light Industrial zoned land, the Council concurs with the Commission in that the Community Commercial zone is the appropriate option.
- I. This is a Type III application and subject to review by both the Planning Commission and City Council. Pursuant to Section 3.201.03.H, the City has the authority to condition a Type III action subject to the following limitations:
 1. Section 3.201.03.H.1 - Conditions shall be designed to protect public health, safety and general welfare from potential adverse impacts caused by a proposed land use described in an application. Conditions shall be related to the following:
 - a. Protection of the public from the potentially deleterious effects of the proposed use; or
 - b. Fulfillment of the need for public service demands created by the proposed use.

FINDINGS: ODOT submitted comments indicating potential adverse traffic impacts based on the uses allowed within the Community Commercial zone. For this reason, ODOT recommends a condition be included, limiting permitted uses to

those that will not exceed the calculated Light Industrial zone trip rate of 4.5 vehicles per 1,000 square feet of floor area. The Council believes this proposed condition addresses both the “potentially deleterious effects” and “public service demands” of the zone change, and will therefore include this as a condition of the zone change.

2. Changes or alterations of conditions shall be processed as a new administrative action.

FINDINGS: This is an administrative requirement and only applies if the applicant or future property owner wishes to amend or change the condition.

- J. In general, the proposed change is entirely consistent with the existing, and expected, development pattern along Highway 99W. The loss of Light Industrial land does not reduce the employment potential of the property. Additional development of the property will still require a site development review which can address potential impacts on adjacent properties as well as address specific public facility improvement requirements.

VII. CONCLUSION AND RECOMMENDATION

The Comprehensive Plan Map Amendment and Zone Change requests comply with the decision criteria.



Notice List

Mr. Michael Gunn
PO box 1046
Newberg, Oregon 97132

Mr. Todd Saunders
PO Box 536
Dundee, Oregon 97115

