NOTICE OF ADOPTED AMENDMENT

July 24, 2007

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 005-03

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: August 7, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. 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 ABOVE DATE SPECIFIED.

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Steve Oulman, DLCD Transportation Planner
Tom Humphrey, City of Central Point

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Jurisdiction:  CITY OF CENTRAL POINT  Local file number P3-049  
Date of Adoption:  SEPTEMBER 22, 2005  Date Mailed:  10-06-05  
Date original Notice of Proposed Amendment was mailed to DLCD:  JUNE 19, 2003  

Comprehensive Plan Text Amendment  Zoning Map Amendment  
Land Use Regulation Amendment  Other:  

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
THE CITY AMENDED IT'S COMPREHENSIVE PLAN AND CHANGED CORRESPONDING ZONING DISTRICTS TO REFLECT DEVELOPMENT THAT HAS ACTUALLY OCCURRED OR FOR WHICH MASTER PLANS HAVE BEEN APPROVED.

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:  RESIDENTIAL HIGH DENSITY  to:  RESIDENTIAL LOW DENSITY & COMMERCIAL MEDIUM DENSITY & COMM.  
Zone Map Changed from:  R-3  R-1-8  to:  R-1-6 & CN, COMMERCIAL NEIGHBORHOOD  R-2  
Location:  EAST PINE STREET & MEADOWBROOK DRIVE  Acres Involved:  14.3  
Specify Density:  Previous:  25 UNITS/acre  New:  12 UNITS/acre  
Applicable Statewide Planning Goals:  # 2, # 9, # 10  
Was an Exception Adopted?  □ YES  □ NO  
DLCD File No.:  005-03 (12981)
EXHIBIT A

Comprehensive Plan and Zoning Map amendments include the redistribution of certain land uses within the existing corporate boundaries of Central Point as follows.

AREA 6(a); Change the land use designation on the attached map from Residential High Density to Residential Low Density; and change the zoning from R-3, Multiple Family Residential to R-1-6, Residential Single Family (6000 square feet).

AREA 6(b); Change the land use designation on the attached map from Residential Low Density to Commercial Neighborhood Convenience; and change the zoning from R-1-6, Residential Single Family (6000 square feet) to C-N, Neighborhood Commercial.

AREA 6(c); Change the land use designation on the attached map from Residential Low Density and Residential High Density to Residential Medium Density; and change the zoning from R-1-8, Residential Single Family (8000 square feet) and R-3, Multiple Family Residential to R-2, Two-Family Residential.

AREA 6(d); Change the land use designation on the attached map from Residential High Density to Residential Medium Density; and change the zoning from R-3, Multiple Family Residential to R-2, Two-Family Residential.

AREA 6(e); Change the land use designation on the attached map from Residential Medium Density to Commercial Tourist & Office-Professional; and change the zoning from R-2, Two-Family Residential to C-4, Tourist and Office Professional.
Jurisdiction: City of Central Point
Local File No.: 03-049
Date of First Evidentiary Hearing: Aug. 5, 2003
Date of Final Hearing: Aug. 28, 2003
Date this proposal was sent or mailed: June 19, 2003
Has this proposal previously been submitted to DLCD? Yes: ___ No: XX Date:

Comprehensive Plan Text Amendment ___ Comprehensive Plan Map Amendment XX
Land Use Regulation Amendment ___ Zoning Map Amendment XX
New Land Use Regulation ___ Other: ________________

Briefly summarize the proposal. Do not use technical terms. Do not write "See Attached."
The City is amending its Comprehensive Plan and changing corresponding zoning
 districts to reflect development that has actually occurred or for which Master
Plans have been approved.

Plan Map Changed from: Residential High Density to Residential Low Density & Commercial
Zone Map Changed from: R-I-8 to R-I-8 and CN
Location: East Pine Street & Meadowbrook Drive Acres Involved: 14.3
Specified Change in Density: Current: 6 units/acre Proposed: 12 units/acre
Applicable Statewide Planning Goals: #2, #9, #10
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. Second Street
City: Central Point, Oregon Zip Code + 4: 97502

DLCD No.: __________
ORDINANCE NO. 1860

AN ORDINANCE AMENDING THE CENTRAL POINT ZONING MAP AND
COMPREHENSIVE PLAN IN THE VICINITY OF MEADOWBROOK DRIVE
AND EAST PINE STREET
(372W01CA, Tax Lots 900-903, 905-922, 924-931, 1400-3000 and 3200-4200)
(372W01CA, Tax Lot 301)
(372W01BD, Tax Lots 5600-5603, 372W01CA Tax Lots 4301-4305)
(372W01CA, Tax Lots 3100-3103)
(372W01CB, Tax Lot 500)

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 1.24 and Chapter 17.96, the City
has conducted the following duly advertised public hearings to consider the
proposed amendments:

   (b) City Council hearings on August 25, 2005 & September 8, 2005.

Now, therefore;

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

Section 1. At its public hearings on August 25th and September 8, 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.

- 1 - Ordinance No. 1860 (090805)
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 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 22 day of September, 2005.

Mayor Hank Williams

ATTEST:

City Recorder

Approved by me this 26th day of September, 2005.

Mayor Hank Williams

- 2 - Ordinance No. (090805)
PLANNING COMMISSION RESOLUTION NO. 583

A RESOLUTION DECLARING THE INTENT TO AMEND THE CITY'S ZONING MAP AND COMPREHENSIVE PLAN TO RE-ZONE CERTAIN PROPERTIES LOCATED IN PART OF CENTRAL POINT EAST SUBDIVISION, PARKWOOD VILLAGE PUD AND BROOKDALE GARDENS PUD.

1. On, August 5, 2003, the Central Point Planning Commission conducted a duly-noticed public hearing on the Comprehensive Plan and Zone Map Amendment, at which time it reviewed the City staff report and heard public testimony and comments.

Now, therefore:

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT, OREGON, that it is the Planning Commission's intention to initiate amendments to the City's Zoning Map and Comprehensive Land Use Plan so as to re-zone the following properties located in part of Central Point East Subdivision, Parkwood Village PUD and Brookdale Gardens PUD as follows:

Area 6 (a) - Located at intersection of Meadowbrook Dr and East Pine
Change from R-3, Multiple Family District to R-1-6 for the following tax lots:
37 2W 01CA , Tax Lots 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 924, 925, 926, 927, 928, 929, 930, 931, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, and 4200.

Area 6 (b) - Located east of Ridgeway Avenue
Change from R-1-6, Single Family Residential to C-N, Neighborhood Commercial for the following tax lot:
37 2W 01CA, Tax Lot 301

Area 6 (c) - Located north of Parkwood Terrace Drive, west of Meadowbrook Drive
Change from R-1-8, Single Family Residential to R-2, Residential Two Family for the following tax lots:
37 2W 01BD, Tax Lot 5600, 5601, 5602 and 5603.

Area 6 (d) - Located west of Meadowbrook Drive, adjacent to the west side of Brookdale Avenue
Change from R-3, Residential Multiple Family to R-2, Residential Two Family for the following tax lots:
37 2W 01CA, Tax Lot 3100
Area 6(e) - Located east of Hamrick Road and north of Biddle Road
Change from R-2, Residential Two Family to C-4, Tourist and Office Professional for the
following tax lot:
37 2W 01C, Tax Lot 1100.

Passed by the Planning Commission and signed by me in authentication of its passage this 5th
day of August, 2003.

[Signature]
Planning Commission Chairman

ATTEST:

[Signature]
City Representative

Approved by me this 5th day of August, 2003.

[Signature]
Planning Commission Chairman

PLANNING COMMISSION RESOLUTION NO. 583 (08052003)
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Zone and Comprehensive Plan Amendments
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Zone and Comprehensive Plan Amendments

September 2005