



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

AMENDED NOTICE OF ADOPTED AMENDMENT

December 12, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Reedsport Plan Amendment
DLCD File Number 002-07



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. This amendment was submitted without a signed ordinance.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: December 28, 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
Dave Perry, DLCD Regional Representative
Janelle Evans, City of Reedsport

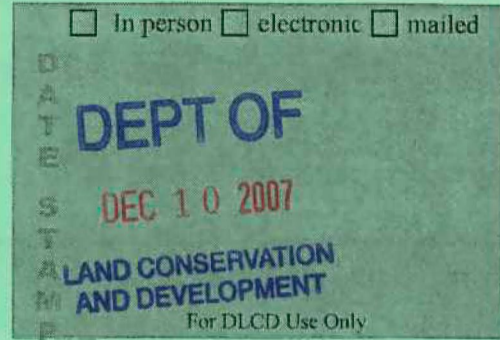
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FORM 2

DLCD

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



Jurisdiction: City of Reedsport Local file number:
 Date of Adoption: Dec. 3, 2007 Date Mailed: Dec. 7, 2007
 Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: 11-27-07
 Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
 Amend the Reedsport Zoning Ordinance for Commercial C2 zone to allow multi family residential use as a conditional use in the C2 zone only between the Schofield Bridge and 22nd Street.

Does the Adoption differ from proposal? Please select one

yes, the proposal was limited to the C2 zone in the area between the Schofield Bridge and 22nd St.

Plan Map Changed from: to:
 Zone Map Changed from: to:
 Location: Acres Involved:
 Specify Density: Previous: New:

Applicable statewide planning goals:
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO
 Did DLCD receive a Notice of Proposed Amendment...
 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

DLCD file No. 002-07(16448)

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

DLCD and ODOT

Local Contact:	Janelle Evans	Phone: (541) 271 3603	Extension:
Address:	451 Winchester Ave.	Fax Number:	- -
City:	Reedsport Or	Zip:	97467
		E-mail Address:	jevans@reedsport.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 Complete Copies (documents and maps) 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. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
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 now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also 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.

Section 3.050 (C-2) Commercial Zone

Purpose: To provide areas suitable and desirable within which a wide range of retail sales and business may occur.

Uses Permitted Outright: No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained except for the following uses:

1. Any use permitted in the C-1 zone, (excluding new R-1 and R-2 uses), subject to regulations of the C-1 zone, except Old Town District (Highway 38 from 3rd to 5th Street) in which residential quarters as a secondary use will be permitted outright.
 2. Legally established residential use types pre-existing the adoption of this ordinance; however in the event of destruction of structure, it must be rebuilt within eighteen (18) months in order to continue as a residential use unless an extension of time is approved by the Planning Commission. If the structure is converted to another use permitted within this zone, said structure shall not revert to residential use.
 3. Advertising business. (ORD 520, August 20, 1974)
 4. Agricultural supplies and machinery sales rooms.
 5. Automobile sales agencies.
 6. Auto maintenance and repair shops within an enclosed building.
 7. Bakery.
 8. Bank.
 9. Building supplies including retail sales of lumber.
 10. Catering Service.
 11. Clothing Store.
 12. Curios and antiques.
 13. Delicatessen store.
 14. Department store.
 15. Dry cleaning, laundry or pressing establishment.
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16. Feed and fuel stores.
17. Furniture, household goods and furnishings.
18. Hotels and motels.
19. Indoor theaters.
20. Manufactured home sales.
21. Meat market.
22. Musical instruments and supplies.
23. Office supplies and equipment.
24. Outdoor storage related to an outright permitted use within an enclosed, view-obscured area.
25. Paint and wallpaper supplies.
26. Parking lots associated with uses and buildings permitted outright and conditionally in conformance with Section 4.020.
27. Places of amusement such as billiard parlors, taverns, bowling alleys, dance halls and games of skill and science if conducted wholly within a completely enclosed building.
28. Plumbing supplies.
29. Printing and newspaper facilities.
30. Public buildings and structures such as fire stations, libraries, substations, pump stations, reservoirs, public utility facilities, government buildings and community centers.
31. Recreational vehicle sales.
32. Restaurants, tea rooms, cafes.
33. Secondhand stores if conducted wholly within an enclosed permanent building.
34. Seeds and garden supplies.

35. Self-service dry cleaning establishments using not more than two (2) clothes cleaning units, neither of which shall have a rated capacity of more than forty (40) pounds, using cleaning fluid which is non-odorous as well as nonexplosive and nonflammable at temperatures below one hundred thirty-eight and five tenths (138.5) degrees Fahrenheit.
36. Service stations, providing greasing and tire repairing are performed completely within an enclosed permanent building.
37. Shoe or shoe repair shop.
38. Sporting goods.
39. Stores, retail and wholesale.
40. Surgical supplies and equipment.

Uses Permitted Conditionally:

1. Any use permitted outright operating from a temporary structure or building.
 2. Mini-warehouses. (ORD 513-C, May 23, 1980)
 3. Recreational vehicle park.
 4. Residential quarters as a secondary use.
 5. Churches (excluding the Hwy. 101 Commercial Corridor).
 6. Day care facilities
 7. Stores, retail and wholesale with limited manufacturing provided, that:
 - a. Where there is manufacturing, compounding, processing or treatment of products for wholesale, a minimum of twenty-five (25) percent of the total floor area shall be used for retail sales.
 - b. Use is not objectionable due to odor, dust, smoke, vibration, appearance or noise.
 - c. All uses shall be conducted wholly within an enclosed building, except for off-street parking and loading facilities. Temporary sales displays may be permitted adjacent to a permanent building.
 8. ***Multi family residential only in the C2 area between the Schofield Bridge and 22nd Street.***
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- 8- 9. Other uses not specified in this or any other district if the Planning Commission finds them to be similar to the uses listed above.

Parking Requirements: Parking shall be provided as specified in Section 4.020.

Area: Percentage of coverage. Full coverage is allowable providing minimum loading space, parking and setbacks have been provided.

Building Setback Requirements:

1. Front Yard: Front yards shall not be required except where setbacks are established for road widening purposes.
2. Side Yard: Side yards shall not be required, but if side yards are created they shall be a minimum of three (3) feet wide and three (3) feet deep.
3. Rear Yard: No structural improvements except road surfacing will be allowed within ten (10) feet of the center line of the alley.

Vision Clearance: Vision clearance shall be provided as specified in Section 4.090.

Signs: Signs shall be allowed as specified in Section 4.050.

Storage: All storage kept in conjunction with outright and conditional shall provide adequate screening such as fencing, walls or site-obscuring landscaping, all of which shall be maintained.

Height: No building or structure, nor enlargement of any building or structure shall be hereafter erected to exceed three (3) stories with a maximum of forty-five (45) feet in height.



DLCD
Plan Admin
635 Capitol St NE Suite 150
Salem OR 97301