



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Director's Office Fax (503) 378-5518

Main Fax: (503) 378-6033

Web Address: <http://www.lcd.state.or.us>



NOTICE OF ADOPTED AMENDMENT

January 31, 2011

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

FROM: Angela Houck, Plan Amendment Program Specialist

SUBJECT: City of Cascade Locks Plan Amendment
DLCD File Number 003-10

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: Friday, February 11, 2011

This amendment was submitted to DLCD for review with less than the required 45-day notice because the jurisdiction determined that emergency circumstances required expedited review. 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: John Morgan, City of Cascade Locks
Gloria Gardiner, Urban Planner Specialist
Karen Swirsky, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption



This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: City of Cascade Locks

Local file number: LU 10-012

Date of Adoption: **December 27, 2010**

Date Mailed: **January 21, 2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? X Yes No Date:

Comprehensive Plan Text Amendment

X Comprehensive Plan Map Amendment

Land Use Regulation Amendment

X Zoning Map Amendment

New Land Use Regulation

Other:

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

The Council approved redesignation of a Comprehensive Plan land use map from Open Space to Residential and the rezoning of property from OS (Open Space) to MDR (Medium Density Residential) for a parcel of approximately 6,000 square feet.

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: Open Space

to: **Residential**

Zone Map Changed from: **Open Space**

to: Medium Density Residential

Location: western terminus of Belle Street

Acres Involved: **.14**

Specify Density: Previous: N/A

New: 1du/5,000 square feet

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES X NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

X 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. 003-10 (18597) [16488]

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

City of Cascade Locks

Local Contact: Sue Ryan

Phone: (541) 374-8484 Extension:

Address: P.O. Box 308

Fax Number: 541- 374 - 8752

City: Cascade Locks, OR

Zip:97014

E-mail Address: sryan@cascade-locks.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 16, 2010

BEFORE THE CITY COUNCIL
OF THE CITY OF CASCADE LOCKS, OREGON

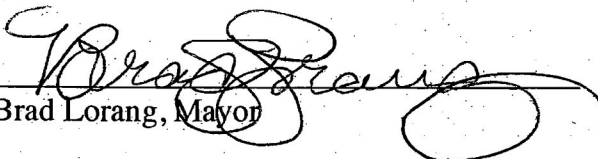
IN THE MATTER OF an application by the City of Cascade)
Locks for a comprehensive plan map amendment and zone)
Change for Parcel 2 of Partition Plat 2010-11P, Hood River)
County, in the City of Cascade Locks, Oregon)

LU 10-012
(City of Cascade Locks)
FINAL ORDER
December 27, 2010

The City Council of Cascade Locks held a duly noticed public hearing on December 27, 2010 to consider applications in the matter of LU 10-012, a comprehensive plan map amendment and zone change for Parcel 2 of Partition Plat 2010-11P, Hood River County, in the City of Cascade Locks, Oregon.

1. At the beginning of the hearing, the mayor accepted the public record including the record of notices of the hearing. These records and a record of the hearing are filed at the City of Cascade Locks.
2. The mayor delivered a statement describing the nature of the hearing process and the rights and duties of those persons with an interest in the matter consistent with ORS 197.763.
3. The City Council heard a summary of the staff report and received testimony from the members of the public and public agency staff in this matter.
4. Thereafter a majority of the City Council voted to close the public record and deliberated about the application.
5. On a motion, duly made and seconded, a majority of the members of the City Council voted to approve the plan map amendment and zone change in LU 10-012, based on the findings and conclusions and subject to the conditions of approval in the staff report, as amended at the hearing, incorporated herein by reference, and to adopt an ordinance or resolution to that effect, also incorporated herein by reference.

FOR THE CITY OF CASCADE LOCKS
CITY COUNCIL


Brad Lorang, Mayor

December 27, 2010

ORDINANCE NO. 410

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAP FOR THE CITY OF CASCADE LOCKS, OREGON AND CORRESPONDING ZONING MAP FOR PARCEL 2 OF PARTITION PLAT 2010-11P, HOOD RIVER COUNTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council (the “Council”) of the City of Cascade Locks (the “City”) desires to facilitate implementation of City Comprehensive Plan policies promoting provision of needed housing for its citizens, including a range of housing choices for its elderly residents; and

WHEREAS, the Columbia Cascade Housing Corporation (“CCHC”) has filed and received approval of applications that will allow it to develop a housing project to meet the housing needs of elderly residents of the City, subject to certain conditions, and has entered into an agreement with the City to facilitate such development by cooperating with the City in certain other actions that must precede such development and to enable CCHC to receive a grant from the U.S. Department of Housing and Urban Development (“HUD”) to leverage the funds available to CCHC for that purpose; and

WHEREAS, the City has agreed to undertake certain actions to facilitate the CCHC development, including accepting conveyance of approximately one acre of land owned by CCHC that the City can use for open space purposes in exchange, in part, for conveyance by the City to CCHC of approximately 2645 square feet of land owned by the City, also known as Parcel 2 of Partition Plat 2010-11P, Hood River County (“Parcel 2”), so that CCHC can use that area for residential purposes; and

WHEREAS, Parcel 2 is designated “Public” on the City Comprehensive Plan Map and is zoned OS (Open Space) and cannot be used for residential purposes unless and until the Council amends the Comprehensive Plan Map to designate that area of land as “Residential” and to zone it accordingly; and

WHEREAS, timing is of the essence if CCHC is to be able to receive the award of grant from HUD, and to that end, the City must amend the Comprehensive Plan Map designation and zoning of Parcel 2 to Residential and MDR, respectively, by or about December 31, 2010; and

WHEREAS, the City filed an application to amend the Comprehensive Plan Map designation from “Public” to “Residential” for Parcel 2 and to amend the zoning of that property from OS (Open Space) to MDR (Medium Density Residential); and

WHEREAS, the City mailed notice of the application to the Oregon Department of Land Conservation and Development more than 45 days before the first evidentiary hearing regarding the application, mailed notice of hearings regarding the application to owners of property within 250 feet of the subject property and to other members of the public and neighborhood associations who requested notice of such applications at least 20 days before such hearings, and published notice of the application and hearings regarding the application in a newspaper of general circulation in the City at least 10 days before the hearings regarding the application; and

WHEREAS, The Planning Commission held a public hearing to consider the application and public testimony on December 20, 2010, and adopted a Final Order recommending that City Council approve the application for the comprehensive plan map amendment and granting the zone change in reliance thereon; and

WHEREAS, the City Council held a public hearing to consider the Planning Commission's Final Order and additional public testimony on December 27, 2010, and unanimously adopted a Final Order approving the comprehensive plan map amendment and zone change for the subject property; and

NOW, THEREFORE, THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON, ORDAINS AS FOLLOWS:

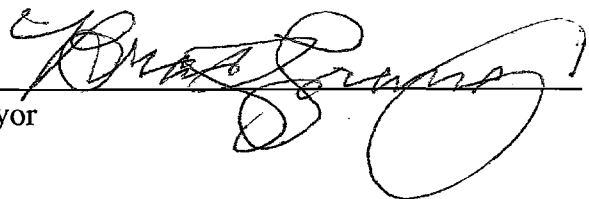
SECTION 1. Adoption of Comprehensive Plan Map amendment. The City's Comprehensive Plan Map is hereby amended to change the designation for Parcel 2 of Partition Plat 2010-11P from "Public" to "Residential."

SECTION 2. Adoption of Zoning Map amendment. The City's Zoning Map is hereby amended to change the zoning of Parcel 2 of Partition Plat 2010-11P from OS (Open Space) to MDR (Medium Density Residential), subject to conditions in the Staff Report.

SECTION 3. Declaring an Emergency. That in as much as this Ordinance is necessary for the immediate preservation of the public health, peace, and safety of the City of Cascade Locks, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect immediately upon its passage and approval of the Mayor.

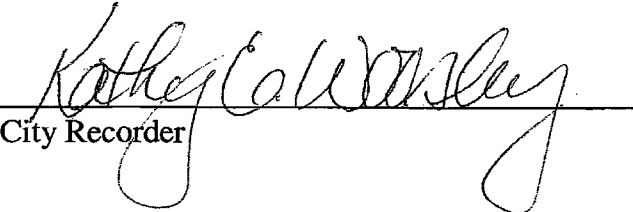
ADOPTED by the City Council this 27th day of **December**, 2010.

APPROVED by the Mayor this 27th day of **December**, 2010.



Mayor

ATTEST:



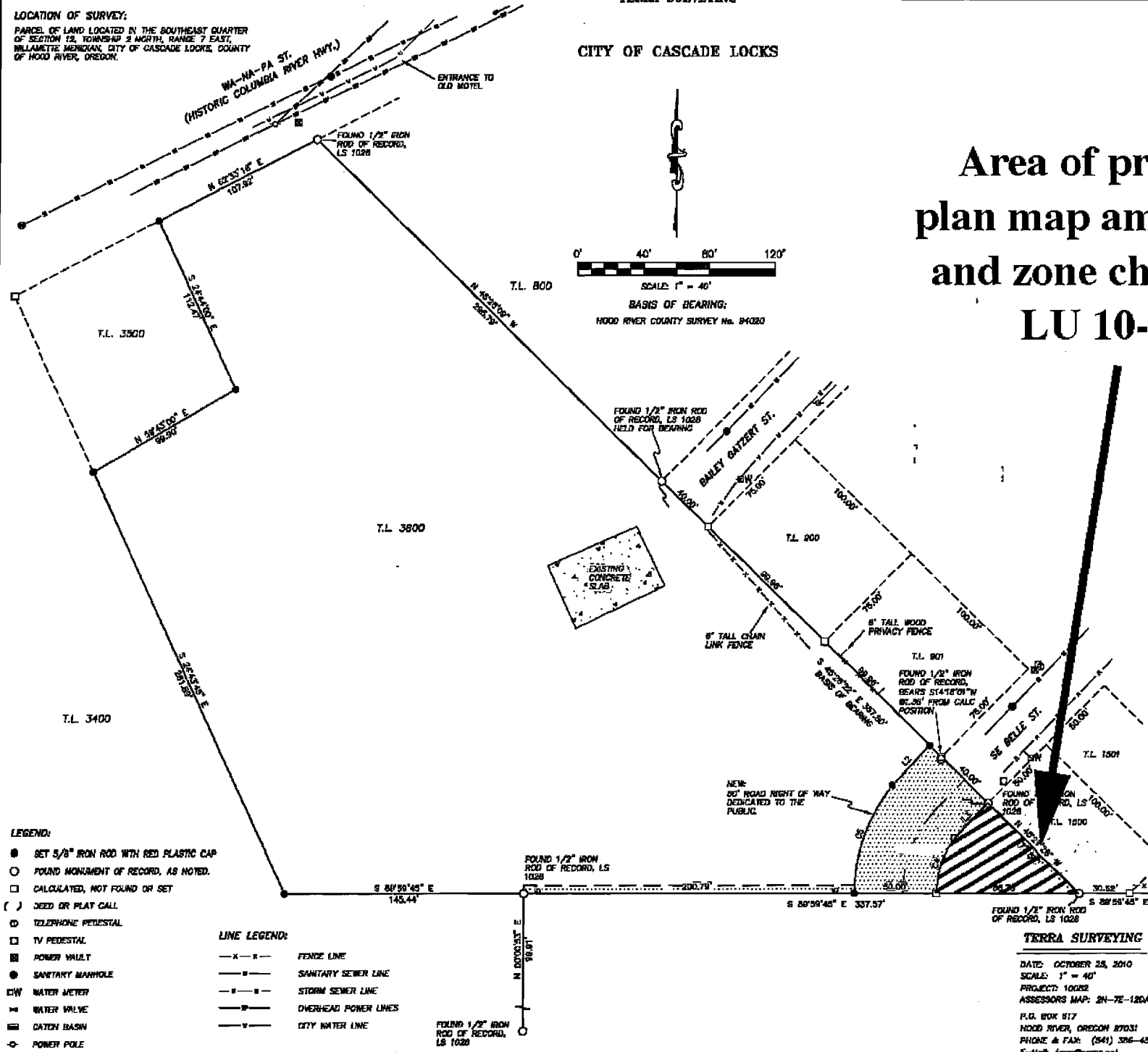
City Recorder

First Reading Approved: 12/27/2010; Ayes 7 ; Nays 0 .
Second Reading Approved: 12/27/2010; Ayes 7 ; Nays 0 .

CITY OF CASCADE LOCKS

LOCATION OF SURVEY:
 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER
 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 7 EAST,
 WILLAMETTE MERIDIAN, CITY OF CASCADE LOCKS, COUNTY
 OF HOOD RIVER, OREGON.

Area of proposed plan map amendment and zone change for LU 10-012



SCALE: 1" = 40'
 BASIS OF BEARING:
 HOOD RIVER COUNTY SURVEY No. 84020

- LEGEND:**
- SET 5/8" IRON ROD WITH RED PLASTIC CAP
 - FOUND MONUMENT OF RECORD, AS NOTED.
 - CALCULATED, NOT FOUND OR SET
 - () DEED OR PLAT CALL
 - ⊙ TELEPHONE PEDESTAL
 - ⊠ TV PEDESTAL
 - ⊞ POWER VAULT
 - ⊕ SANITARY MANHOLE
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ DATCH BASIN
 - ⊞ POWER POLE

- LINE LEGEND:**
- x-x- FENCE LINE
 - |-| SANITARY SEWER LINE
 - |-|- STORM SEWER LINE
 - |-|-|- OVERHEAD POWER LINES
 - |-|-|- CITY WATER LINE

TERRA SURVEYING
 DATE: OCTOBER 28, 2010
 SCALE: 1" = 40'
 PROJECT: 10022
 ASSESSOR'S MAP: 2N-7E-120A
 P.O. BOX 817
 HOOD RIVER, OREGON 97031
 PHONE & FAX: (541) 326-433
 E-Mail: terra@terra.net

City of Cascade Locks
PO Box 308
Cascade Locks, OR 97014



Attention: Plan Amendment
Specialist
Department of Land Conservation,
Development
635 Capitol Street NE, Suite 150
Salem, OR
97301-2540