



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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NOTICE OF ADOPTED AMENDMENT

02/14/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Jacksonville Plan Amendment
DLCD File Number 002-10

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: Thursday, February 24, 2011

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Amy Stevenson, City of Jacksonville
Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, 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 Jacksonville**

Local file number: **2010-26**

Date of Adoption: **February 2, 2011**

Date Mailed: **February 3, 2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 12/14/2010

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".

The Planning Commission and City Council approved an amendment to the permitted uses in the General Commercial Zone, Section 17.32.020 of the Jacksonville Municipal Code.

Does the Adoption differ from proposal? NO Please select one
NO

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. _____

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

Local Contact: **Amy Stevenson, City Planner**

Phone: (541) 899-1231 Extension: 106

Address: **110 E. Main Street**

Fax Number: **541-899-7882**

City: **Jacksonville**

Zip: **97530**

E-mail Address: **planner@cityofjacksonvilleoregon.com**

ORDINANCE NO. 609

AN ORDINANCE AMENDING THE PERMITTED USES CONTAINED IN SECTION 17.32.020 OF THE GENERAL COMMERCIAL ZONE IN THE JACKSONVILLE MUNICIPAL CODE

WHEREAS, the City Council has determined that the permitted use section of the General Commercial zoning designation does not permit existing single family residences, rendering them non-conforming and making it impossible for homeowners to enlarge their homes, and;

WHEREAS, the City Council finds that the proposed changes rectify this hardship and will render existing single family homes conforming, making it possible for owners to request additions to their homes, and;

WHEREAS, the City Council finds that the proposed changes comply with and conform to the intent of the General Commercial zoning designation and the Comprehensive Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, OREGON, ORDAINS AS FOLLOWS:

The City of Jacksonville Municipal Code shall be amended as per Exhibit A attached hereto, and incorporated herein.

Signed by me in open session in authentication of its passage this 1 day of February, 2011.



Paul Becker, Mayor

ATTEST:



City Recorder or Designee

EXHIBIT 'A'

CHAPTER 17.32: GENERAL COMMERCIAL (GC) DISTRICT

§ 17.32.020 PERMITTED USES.

The following uses are permitted in a GC general commercial district:

(A) Commercial and public uses.

(B) New Residential uses, provided that at least sixty- five percent (65%) of the total gross floor area of the ground floor, or at least fifty percent (50%) of the total projected area if there are multiple buildings shall be designated for permitted uses, excluding residential.

(C) Planned unit developments subject to the provisions of Chapter 17.64 or subdivision/partitions associated with an approved planned unit development plan.

(D) Existing Residential uses

CITY OF JACKSONVILLE
P.O. Box 7
Jacksonville, OR 97530



DEPT OF

FEB 07 2011

LAND CONSERVATION
AND DEVELOPMENT

PLAN AMENDMENT SPECIALIST
DEPT. OF LAND CONSERVATION
635 CAPITOL STREET NE STE 150
SALEM OR 97301-2540

DO NOT
BEND