



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



NOTICE OF ADOPTED AMENDMENT

01/09/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Turner Plan Amendment
DLCD File Number 002-11

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: Friday, January 20, 2012

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: David Sawyer, City of Turner
Angela Lazarean, DLCD Urban Planner
Steve Oulman, DLCD Regional Representative

Angela Lazarean, DLCD Urban Planner

Tom Hogue, DLCD Economic Development Specialist

<paa> YA



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

JAN 03 2012

LAND CONSERVATION AND DEVELOPMENT

DATE
STAMP

For Office Use Only

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 Turner**

Local file number: **11-001 & 11-002**

Date of Adoption: **12/8/2011**

Date Mailed: **12/30/2011**

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

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 Turner City Council adopted Ordinance No.: 11-102 to amend the Turner Comprehensive Plan. With these amendments, the City completed new residential population, housing and land need analysis, as well as, commercial and industrial land need analysis with economic analysis and policy development. The City also referenced the Land Use Development Code (LUDC) and Comprehensive Plan to review areas that were affected by the analysis.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

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...

35-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:

Marion County reviewed all draft language on growth projections and potential urbanization.

Local Contact: **David Sawyer**

Phone: **(503) 743-2155** Extension:

Address: **7250 Third Street SE/P.O. Box**

Fax Number: **503-743-4010**

City: **Turner**

Zip: **97392-**

E-mail Address: **turner.cityadmin@wbcable.net**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working 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) by DLCD of the 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.

CITY OF TURNER, OREGON

ORDINANCE NO. 11-102

AN ORDINANCE AMENDING THE TURNER LAND USE DEVELOPMENT CODE AS FOLLOWS:

TITLE 9, TURNER LAND USE DEVELOPMENT CODE: TABLE OF CONTENTS, ARTICLE 4—ZONING DISTRICTS

And

AMENDING THE TURNER COMPREHENSIVE PLAN AS FOLLOWS:

TITLE 9, TURNER COMPREHENSIVE PLAN: SECTION 9.000 TABLE OF CONTENTS SECTION 9.100 PLANNING, SECTION 9.200 ENVIRONMENT, SECTION 9.300 POPULATION & ECONOMY, SECTION 9.400 HOUSING, SECTION 9.500 LAND USE, SECTION 9.600 PUBLIC FACILITIES & SERVICES, SECTION 9.700 TRANSPORTATION, SECTION 9.800 GROWTH MANAGEMENT, SECTION 9.900 COMPREHENSIVE PLAN MAPS;

WHEREAS, the City wishes to have regulations which are clear and serve the purposes that the Council in conjunction with the community have set; and,

WHEREAS, the City Council recognized that the Comprehensive Plan was seriously outdated; and,

WHEREAS, City staff acquired a grant and worked in partnership with the Salem-Keizer EOA to help develop new data for these amendments; and,

WHEREAS, proper notice was given to DLCD, a public hearing was held and the City approved of these changes on October 13th, 2011;

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF TURNER ORDAINS AS FOLLOWS:

Section 1. The City of Turner's Land Use Development Code is hereby amended as follows:

- a) The text amendments attached as Appendix "A".

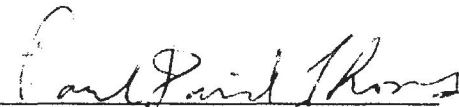
Section 2. The City of Turner's Comprehensive Plan is hereby amended as follows:

- a) The text and map amendments attached as Appendix "B".


Section 3. Effective Date. This Ordinance shall become effective 30 days after its final adoption.

Adopted by the Common Council of the City of Turner this December 8, 2011

Yeas: 6 Nays: 0

Approved: 
Paul Thomas, Mayor

First Reading: November 11, 2011
Second Reading: December 8, 2011
Adopted: December 8, 2011
Signed: December 8, 2011
Effective Date: January 8, 2012

Attest: 
David Sawyer, City Administrator

CITY OF TURNER, OREGON
MINUTES OF THE COMMON COUNCIL
October 13th , 2011

This meeting was held at the City Hall and was called to order at 7:00 p.m. by Mayor Thomas.

Board Members Present: Councilors M. Dennis, M. Taylor, P. Thomas, P. Greiner, J. Sawyers and Commission Members R. Squires, M. LeBlanc, J. Bean.

Public Comments: Richard Bates wondered if the proposed sidewalk behind his house would "go somewhere".

Consent Calendar: The Administrator presented the Young Life use agreement to the Council. Councilor Greiner moved and Councilor Sawyers seconded a motion to approve the Consent Calendar consisting of: City Council Minutes from September 22nd , 2011; Accounts Payable dated September 23rd & 29th, 30th and October 5th & 7th , 2011; Young Life Use Agreement for the Community Center. Motion passed unanimously.

Cliff Priddy, Turner Historical Society: Mr. Priddy gave an overview of the status of the Turner Historical Society. He emphasized that there needed to be a board of directors that could energize the organization. Council members were supportive of the City helping out. With Cliff's, help the City will do some outreach to get some new people involved.

Land Use Document Changes: The Mayor chaired the joint hearing for the proposed land use changes. The first hearing was for #11-001, the deletion of the MAR language from the land use code. He read the rules of procedure into the record. He asked for any conflicts or exparte contact of which there were none. He then opened the public hearing at 7:30. Testimony in favor, in opposition and general comments were invited. There was no testimony. The Mayor closed the hearing at 7:31.

The Commission then discussed the proposed changes. Commissioner LeBlanc made and Commissioner Bean seconded a motion to recommend the presented changes to the City Council. Motion passed unanimously.

The City Council then discussed the proposed changes. There were some questions as to whether this would stop aggregate mining from happening in the future. The Administrator noted that whether the City has this code or not any new operation would have to get state approval. Councilor Dennis made and Councilor Greiner seconded a motion to approval the recommended changes to the land use code. Motion passed unanimously.

The second hearing was for #11-002, the adoption of changes to the comprehensive plan. The Mayor read the rules of procedure into the record. He asked for any conflicts or exparte contact of which there were none. He then opened the public hearing at 7:45. Testimony in favor, in

opposition and general comments were invited. There was no testimony. The Mayor closed the hearing at 7:46.

The Commission then discussed the proposed changes. Commissioner LeBlanc made and Commissioner Bean seconded a motion to recommend the presented changes to the City Council. Motion passed unanimously.

The City Council then discussed the proposed changes. The Mayor asked if we were changing our zone densities in this proposal. The Administrator said no we were not. Councilor Dennis asked about multi-use zoning. The Administrator noted that the proposed comp plan changes would support such zoning changes. Councilor Dennis made and Councilor Greiner seconded a motion to approval the recommended changes to the comprehensive plan. Motion passed unanimously.

Administrators Report: The Administrator noted the following: Aldersgate will be submitting plans to build a new 5000 sq. ft. facility on their campus; the Little League and City will work together to accomplish some of the tree trimming issues at the park this fall.

Other Business: The Administrator said that it was his plan to use the ball field addition at 5th Street Park as an opportunity to apply for a parks development grant this spring. There will be a workshop scheduled in the winter to discuss the facility improvements the City would like.

Councilor Sawyers made and Councilor Greiner seconded a motion to move into executive session under ORS 192.660 (2)(h) to consult with the City Attorney. Motion passed unanimously.

The City Council moved in Executive Session at 8:05 pm

The City Council reconvened in regular session at 8:30 pm.

Councilor Dennis made and Councilor Greiner seconded a motion to adjourn. Motion passed unanimously.

The Council adjourned at 8:31.

Approved: Paul Paul Thomas
Mayor Paul Thomas

Attest: David Sawyer
David Sawyer, City Administrator

CITY OF TURNER
Post Office Box 456
Turner, Oregon 97392



DLCD
ATTN: Plan Amendment Specialist
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

DEPT OF
JAN 03 2012
LAND CONSERVATION
AND DEVELOPMENT

973012540

