



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

May 10, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Kings City Plan Amendment
DLCD File Number 001-07



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.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 29, 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
Stacy Humphrey, DLCD Regional Representative
David Wells, City of Kings City

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DLCD #001-07
(15792)



DEPT OF
MAY 08 2007
LAND CONSERVATION
AND DEVELOPMENT

TO: DLCD

FROM: Chris Wiley, Records Clerk
City of King City
15300 SW 116th Ave
King City OR 97224

DATE: May 4, 2007

SUBJ: Zoning Change Ordinances

Two zoning ordinances are attached:

Ordinance 2007-03 for 21719 SW Pacific Hwy (owner: McReynolds)
Ordinance 2007-04 for 12950 SW Fischer Road (Bedford Glen dev)

Any questions regarding these two documents may be directed to:

Mr. David Wells
City Manager
City of King City
(503) 639-4082

Thank you.

DLCD#
KC 001-07

ORDINANCE NO. O-07-03

AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM WASHINGTON COUNTY R-24 (RESIDENTIAL) TO KING CITY R-24 (MULTI-FAMILY RESIDENTIAL) ON PROPERTY LOCATED AT 17219 SW PACIFIC HIGHWAY.

WHEREAS, the city of King City annexed the property located at 17219 SW Pacific Highway otherwise known as Tax Map No. 2S1 15CB Tax Lot 300;

WHEREAS, subsequent to annexing said property in 2000 (AN-0199), the applicant, Gerry McReynolds, submitted a conditional use review and related flood plain and drainageway hazard application to enable development of the property;

WHEREAS, the applicant requested a zone change for the entire property from Washington County R-24 (Multi-Family Residential) to King City R-24 (Multi-Family Residential);

WHEREAS, after providing notice and conducting a hearing consistent with the procedures provided for in the King City Community Development Code, the Planning Commission approved the conditional use review and forwarded a recommendation to the City Council to approve the zone change consistent with the applicable provisions of the King City Comprehensive Plan; and

WHEREAS, the City Council conducted a hearing on March 7, 2007 consistent with the King City Community Development Code and applicable state law on whether to amend the zoning designation on the property.

Now, therefore, CITY OF KING CITY ORDAINS AS FOLLOWS:

Section 1. The property (Tax Map No. 2S1 15CB Tax Lot 300, as shown in Exhibit A) shall retain the King City Comprehensive Plan designation of Medium High Residential and is rezoned to the King City R-24 (Multi-Family Residential) Zone.

Section 2. The City Council finds that the proposed amendment is consistent with the applicable provisions of the King City Comprehensive Plan. The findings and conclusions provided in the Planning Commission recommendation attached hereto as Exhibit "B" are hereby adopted in support of this decision.

Section 3. Notice of this decision will be provided to the Director of the Department of Land Conservation and Development within 5 days of the final decision as required by ORS 197.615(1).

Read for the first time at a regular meeting of the City Council held on the 7th day of March, 2007.

Read for the second time at a regular meeting of the City Council held on the 4th day of April, 2007.

Ayes 7 UNAN.

Noes 0

Signed and approved by the Mayor this 4th day of April, 2007.

CITY OF KING CITY

Ron E. Stuy
Mayor

ATTESTED TO BY:

Jane Turner
Jane Turner, City Manager
for

EXHIBIT A

