



# 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

May 22, 2007



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

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

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. This amendment was submitted without a signed ordinance.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: June 7, 2007**

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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: Doug White, DLCD Community Services Specialist  
Jon Jinings, DLCD Regional Representative  
Joe Garlitz, City of Elgin

<paa>

# 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

(See reverse side for submittal requirements)

DEPT OF

MAY 21 2007

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: City of Elgin Local File No.: -  
(If no number, use none)

Date of Adoption: May 8 2007 Date Mailed: May 16 2007  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: \_\_\_\_\_

- Comprehensive Plan Text Amendment
  - Comprehensive Plan Map Amendment
  - Land Use Regulation Amendment
  - Zoning Map Amendment
  - New Land Use Regulation
  - Other: \_\_\_\_\_
- (Please Specify Type of Action)

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

adopted definition of zone "Industrial Craftsman"

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plan Map Changed from: - to \_\_\_\_\_

Zone Map Changed from: - to \_\_\_\_\_

Location: - Acres Involved: \_\_\_\_\_

Specify Density: Previous: - New: \_\_\_\_\_

Applicable Statewide Planning Goals: 1, 2, 6, 9, 10, 12, 14

Was an Exception Adopted? Yes: \_\_\_\_\_ No: X

DLCD File No.: 002-01 (NOA)



JUL 13 2007

LAND CONSERVATION  
AND DEVELOPMENT

CITY OF ELGIN  
ORDINANCE NO. 163 (2007)  
AN ORDINANCE AMENDING ZONING ORDINANCE;  
ORDINANCE 5, SERIES 1983

WHEREAS; The Planning Commission has determined that there is a need to define a new zoning definition, an Industrial Craftsman Zone;

NOW THEREFORE, THE CITY OF ELGIN ORDAINS AS FOLLOWS:

Section 1. The City of Elgin Zoning Ordinance, Ordinance 5 Series 1983 is hereby amended by adding Article 8A as follows:

ARTICLE 8A.00  
INDUSTRIAL CRAFTSMAN ZONE (I-C)

Section 8A.01 Purpose.

The purpose of the Industrial Craftsman Zone is to promote the creation of high quality products, job creating activities and business incubation opportunities that could benefit from a setting that is not intensively developed and/or the presence of a proprietor living on site. The Industrial Craftsman Zone is particularly well suited for lands included in an industrial classification that are characterized by a low density residential settlement pattern that, if continued, could jeopardize the areas potential for job creation and threaten public and private investments made to support industrial development. Other areas may also be suitable for a Industrial Craftsman Zone if necessary to ensure that the city maintains a balanced supply of industrial lands. Areas included in a Craftsman Industrial designation are expected, over time, to convert to more traditional types of industrial zoning.

Section 8A.02. Uses Permitted Outright.

In the Industrial Craftsman Zone (I-C), the following uses and their accessory uses are permitted outright

1. Livestock and farm animals subject to Section 5.04 (3)
2. Public Infrastructure and utilities, not including wastewater treatment facilities

Section 8A.03 Uses Permitted by Administrative Review.

1. Commercial activities in conjunction with farm use, including veterinarian practice,
2. Saddlery, including the production of other tack items,
3. Custom metal-smithing including but not limited to, custom bit and spin production.
4. Production of custom building supplies, including but not limited to, cabinets and/or counter-tops, trusses, flooring materials, trim and molding, etc.
5. Custom manufacturing, including but not limited to, ceramic studios, candle-making shops, custom jewelry, etc.

6. Gun-smithing and the production of custom firearm items and accessories.
7. Production of custom archery equipment and archery accessories.
8. Facility for the production of craftsman spirits including micro brewery boutique winery and distilleries.
9. Light Manufacturing uses that are principally conducted inside an enclosed building and/or do not create external impacts such as noise, odor or smoke.
10. Storage and storage facilities.
11. Uses similar to those listed above.

These uses require an Administrative Review because they require a finding that the proposed use is consistent with the purpose of the Industrial Craftsman Zone. Prior to issuing a Use Permit for a use requiring an Administrative Review, a notice and an opportunity for a public hearing will be provided to property owners within 100 feet of the subject property. The city administrator will act as the reviewing authority for applications which receive no comments from area property owners and the administrator determines that the use is compatible with the purposes of the Industrial Craftsman Zone.

The city administrator will forward to the planning commission for a public hearing, any application that generates a request for a public hearing, any application which appears to involve unique circumstances, or any application for which substantive questions are raised by area property owners

#### 8A.04.1 Conditional Uses.

The following uses and their accessory use are permitted by Conditional Use approval in accordance with Article 11.00

1. Heavy Equipment Repair and Dealers.
2. Automotive Repair.
3. Communications Services,
4. General Industrial uses that are not necessarily conducted within an enclosed building and are likely to produce external impacts such as noise, odor or smoke.
5. Residential Uses, (excluding duplex or multi-family development) and subject to the provisions of the Residential-1 zone and Section 8A.04.2 below.
6. Uses similar to those listed above which the Planning Commission find are compatible with the existing uses and consistent with the purpose of the Industrial Craftsman Zone.

#### 8A.04.2 Criteria for Residential Uses.

The establishment of a new single family dwelling or the replacement of an existing single family dwelling with a new single family dwelling shall be subject to the following provisions.

1. The city planning commission must find that the dwelling will be subordinate to an industrial use that is either present on the subject property or has been approved for the subject property.
2. The city planning commission must find that the establishment of the dwelling will not negatively affect the ability to perform industrial activities on the subject property or nearby lands zoned for industrial use.

8A.05 Property Development Standards.

1. The minimum lot size shall be 5-acres.
2. Building Setbacks and Yards shall meet the requirements of Residential (R-1) zone; Section 4.03.1
3. Parking and Loading shall be adequate for the use(s) permitted as established at the Site Plan Review by the Planning Commission or the Administrative Review by the administrator
4. Access and Circulation shall be adequate for the use(s) permitted and established at the Site Plan Review by the Planning Commission or the Administrative Review by the administrator

Section 2. SEVERABILITY CLAUSE

The sections and subsections of this ordinance are severable. The invalidity of a section or subsection shall not affect the validity of the remaining sections and subsections herein.

Section 3. EFFECTIVE DATE:

This ordinance becomes effective and in full force 30 days after adoption by the City Council.

PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF May 2007,  
with five (5) COUNCIL MEMBERS VOTING THEREFORE.

Carmen Gentry, Mayor  yes  no

Willie Williams, Councilor  yes  no

John Stover, Councilor  yes  no

Sue Moore, Councilor <sup>AG</sup>  yes  no

Pat McMullen, Councilor <sup>AG</sup>  yes  no

Lisa Garcia, Councilor  yes  no

Julia Denis, Councilor  yes  no

Attest: Joe Garlitz, City Recorder

Date 5-8, 2007



CITY OF ELGIN  
P.O. Box 128  
Elgin, Oregon 97827



DLCD  
ATTN Plan Amendment  
635 Capitol ST NE  
Suite 150  
SALEM, OR 97301-2540

DEPT OF  
LAND CONSERVATION  
AND DEVELOPMENT  
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