



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

Phone: (503) 373-0050

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 01/16/2015
Jurisdiction: Linn County
Local file no.: BC 14-0003
DLCD file no.: 002-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 01/06/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 63 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 002-14 {19984}

Received: 1/6/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: LINN COUNTY

Local file no.: **BC14-0003**

Date of adoption: 01/05/2015

Date sent: 1/6/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 05/06/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

NA

Local contact (name and title): OLIVIA GLANTZ

Phone: 541-967-3816

E-mail: OGLANTZ@CO.LINN.OR.US

Street address: 300 SW 4TH, ROOM 114

City: ALBANY

Zip: 97322-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

LINN COUNTY CHAPTER 905; EXCEPTION TO GOALS 3, 4 & 14

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from F/F	to RR	10.77 acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 13S-01E-28BA-1300

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

NA

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from F/F	to RR-5	Acres: 10.77
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: Linn County Assessors, GIS, Road Department, Sheriff, Building Official, Sweet Home Rural Fire, State Fire Marshall, State Parks, ODSF, ODOT, City of Sweet Home Oregon Department of Land, Conservation and Development

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR LINN COUNTY**

IN THE MATTER OF AN ORDINANCE)
AMENDING THE COMPREHENSIVE)
PLAN TEXT, COMPREHENSIVE PLAN)
MAP, AND ZONING MAP)

ORDINANCE NO. 2014-415
(Amending Code)
(Planning & Building Department)
(BC14-0003)

WHEREAS, The Board of County Commissioners for Linn County (Board) conducted a duly advertised public hearing on December 17, 2014 for the purpose of considering the matter of proposed amendments to the *Comprehensive Plan (Plan)* text, *Plan* map, and zoning map to change the Plan map and zoning map designations of a 10.77 acre property identified in Linn County Assessor records as Tax Lot 1300 on map T13S, R1E, Section 28BA;

WHEREAS, The proposed amendments will change the Plan map designation of the subject property from Farm/Forest to Rural Residential, and change the zoning map designation from Farm/Forest to Rural Residential – Five-acre minimum (RR-5);

WHEREAS, The proposed amendments require adoption of statewide planning Goal 3, Goal 4, and Goal 14 exceptions as a *Plan* text amendment;

WHEREAS, The Board, having received and considered the oral and written public testimony presented prior to and at the hearing, and having read the proposed ordinance;

WHEREAS, The findings in support of this ordinance are attached to Resolution and Order No. 2014-414 and entitled Exhibit 1, (BC14-0003 Decision Criteria, Findings and Conclusions); and, now, therefore, be it

Ordained by the Linn County Board of Commissioners, That:

Section 1. Plan Text Amendment. The findings contained in Resolution and Order No. 2014-414 are adopted as reasons justifying exceptions to statewide planning goals 3, 4, and 14 for the 10.77-acre property identified on Linn County Assessor maps as T13S, R1E, Section 28BA, Tax Lot 1300, Linn County, Oregon.

Section 2. Map Amendment. LCC 900.900, *Comprehensive Plan* map, be amended to designate the 10.77-acre property identified on Linn County Assessor maps as T13S, R1E, Section 28BA, Tax Lot 1300, Linn County, Oregon, and as identified herein in Exhibit 1, as Residential on the Linn County *Comprehensive Plan* map.

Section 3. Map Amendment. Appendix 1, Zoning map, following LCC Chapter 920 [see LCC 920.010(B)] be amended to designate the 10.77-acre property identified on Linn County Assessor maps as T13S, R1E, Section 28BA, Tax Lot 1300, Linn County, Oregon, and as identified herein in Exhibit 1, as Rural Residential – Five-acre minimum (RR-5) on the Linn County zoning map.

Section 4. Savings clause. Repeal of a code section or ordinance shall not revive a code section or ordinance in force before or at the time the repealed code section or ordinance took effect. The repeal shall not affect a punishment or penalty incurred before the repeal took effect, nor a suit, prosecution, or proceeding pending at the time of the repeal for an offense committed under the repealed code section or ordinance.

Section 5. Severability. Invalidity of a section or part of a section of this ordinance shall not affect the validity of the remaining sections or parts of sections.

Section 6. Effective date. To protect the health, safety, and welfare of the citizens of Linn County, this ordinance shall take effect following adoption.

Section 7. Codification. Following adoption, this ordinance shall be codified pursuant to LCC Chapter 120.


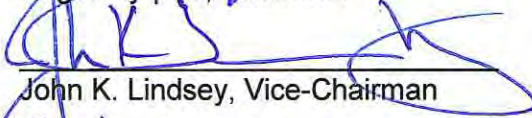
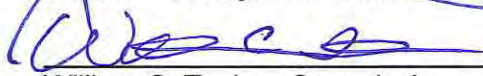
Public reading held December 17, 2014.

Adopted and passed January 14, 2015.


The effective date of this Ordinance shall be January 14, 2015.

BOARD OF COUNTY COMMISSIONERS FOR LINN COUNTY


Signed January 14, 2015

		Voting	
		For	Against
Steve Druckenmiller, Linn County Clerk Recording Secretary	 _____ Roger Nyquist, Chairman	X	_____
By _____	 _____ John K. Lindsey, Vice-Chairman	X	_____
	 _____ William C. Tucker, Commissioner	X	_____

APPROVED AS TO CONTENT:

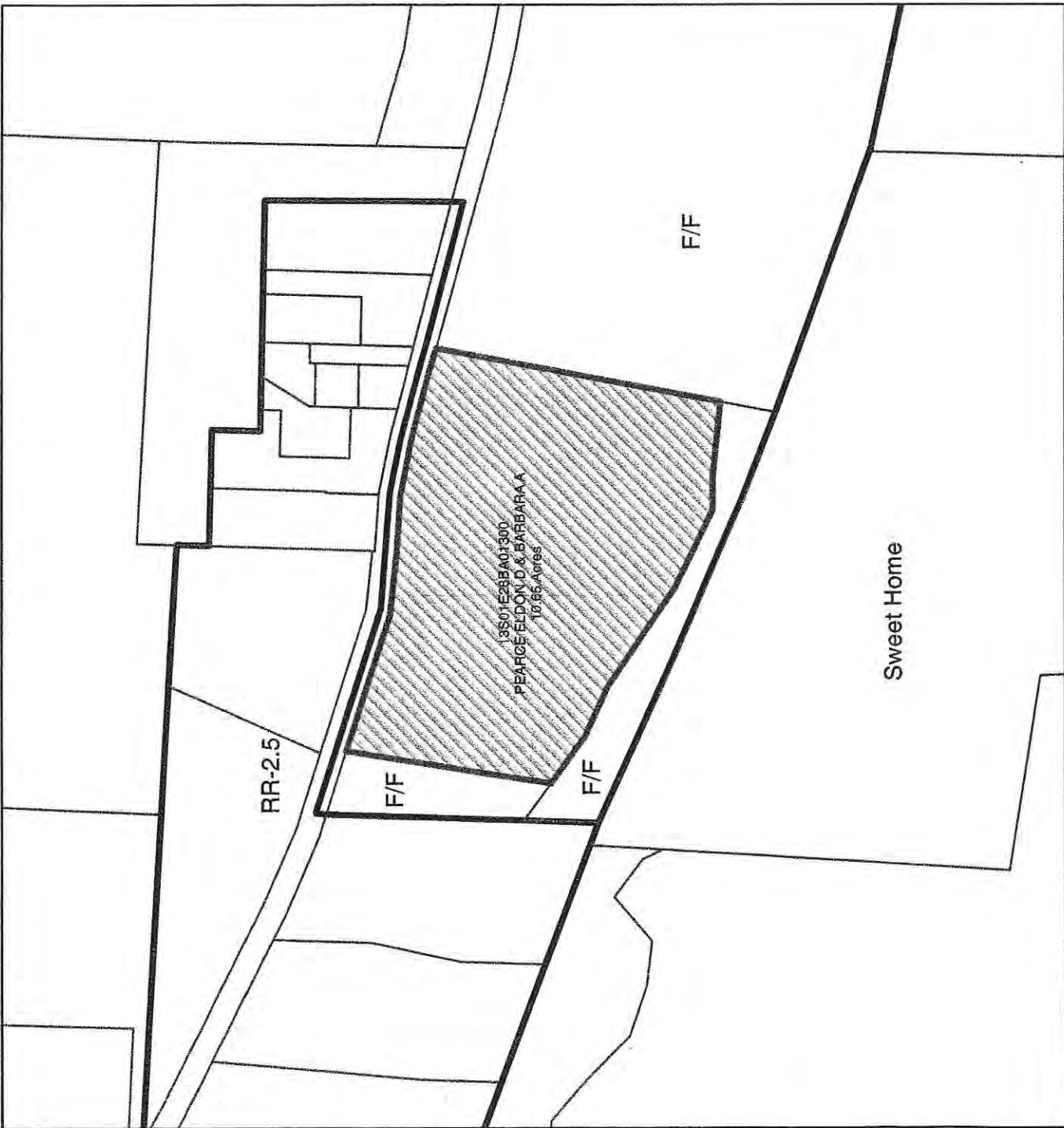

 Robert Wheeldon
 Linn County Planning and Building Director

APPROVED AS TO FORM:


 Kevan J. McCulloch
 Deputy County Attorney for Linn County

Residential & RR-5
 taxlots
 Zoning

BC14-0003
 13S01E28BA01300
 PEARCE ELDON D & BARBARA A
 10.77 acres



1 inch = 300 feet

Linn County Planning & Building Department

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR LINN COUNTY OREGON**

IN THE MATTER OF AMENDMENTS TO)
THE COMPREHENSIVE PLAN TEXT,)
THE COMPREHENSIVE PLAN MAP,)
AND THE ZONING MAP)

RESOLUTION & ORDER NO. 2014-414
Planning and Building Department
(BC14-0003)
(Findings and Conclusions)

WHEREAS, The Board of County Commissioners for Linn County (Board) conducted a duly advertised public hearing on December 17, 2014 for the purpose of considering the matter of proposed amendments to the *Comprehensive Plan (Plan)* text, *Plan* map, and zoning map to change the Plan map and zoning map designations of a 10.77 acre property identified in Linn County Assessor records as Tax Lot 1300 on map T13S, R1E, Section 28BA;

WHEREAS, The proposed amendments would change the Plan map designation of the subject property from Farm/Forest to Rural Residential, and change the zoning map designation from Farm/Forest to Rural Residential – Five-acre minimum (RR-5);

WHEREAS, The proposed amendments require adoption of statewide planning Goal 3, Goal 4, and Goal 14 exceptions as a *Plan* text amendment;

WHEREAS, The proposed amendments had been previously considered by the Linn County Planning Commission at a duly advertised meeting on December 9, 2014, and who voted 3-1 to recommend the Board approve the proposed amendments;

WHEREAS, The Board, after considering all testimony and evidence submitted, adopted a motion by unanimous consent to direct staff to prepare a resolution, ordinance, and findings for adoption of the proposed amendments; and

WHEREAS, The findings in support of the proposed *Comprehensive Plan* map amendment and zoning map amendment are attached hereto as Exhibit 1 (BC14-0003 Decision Criteria, Findings and Conclusion); and now therefore, be it

RESOLVED, That the Board of County Commissioners for Linn County approve the Findings and Conclusions as set forth in Exhibit 1 (BC14-0003 Decision Criteria, Findings and Conclusions); and

RESOLVED, That the Board of Commissioners for Linn County approve the proposed *Plan* map, zoning map, and *Plan* text amendments affecting the subject 10.77-acre property, as identified in Exhibit 2 (Tax Lot 1300 on map T13S, R1E, Section 28BA); and


ORDERED, That the Linn County *Comprehensive Plan* map, the Linn County Zoning map, and the Linn County *Comprehensive Plan* text be prepared by county staff for amendment to designate the 10.77 acre property, as shown in Exhibit 2, as Residential on the *Comprehensive Plan* map and as Rural Residential – Five-acre acre minimum (RR-5) on the zoning map.

Resolved this 14th, day of January, 2015.

BOARD OF COUNTY COMMISSIONERS
FOR LINN COUNTY



Roger Nyquist, Chairman




John K. Lindsey, Vice-Chairman



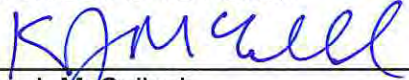
William C. Tucker, Commissioner

APPROVED AS TO CONTENT:



Robert Wheeldon
Director, Linn County Planning and Building

APPROVED AS TO FORM:



Kevan J. McCulloch
Deputy County Attorney for Linn County

**Exhibit 1
Resolution and Order No. 2014-414**

**Planning File BC14-0003
Frank Walker & Associates
Goal Exceptions, Plan Amendment and Zone Map Amendment
Decision Criteria, Findings and Conclusions**

PROJECT SUMMARY AND ANALYSIS

The applicant proposed that Linn County (County) amend the *Comprehensive Plan (Plan)* text, *Plan* map, and zoning map on a 10.77-acre property. The approved amendments change the property's *Plan* map designation from Farm Forest to Residential and change the zoning from Farm/Forest (F/F) to Rural Residential-5 acre minimum (RR-5). The *Plan* text amendment adopts an "irrevocably committed" exception to Statewide Planning Goals 3, 4, and 14. The property is located at the south side of North River Road, 0.25-mile east of its intersection with Bennett Lane, Sweet Home, adjacent to the city limits of Sweet Home. The property is identified as Tax Lot 1300 on Assessor map T13S, R1E, Section 28BA, and has a site address of 42688 North River Drive, Sweet Home. LCC 921.822(A) and 921.874 contain the applicable decision criteria. Oregon Administrative Rules 660-004-0028 and 660-014-0030 and the Oregon Statewide Planning Goals also apply to this decision.

DECISION CRITERIA AND FINDINGS:

The decision criteria applicable to the adopted amendments are contained in LCC 921.822(A), 921.874(A), and 905.960, and the Oregon Statewide Planning Goals.

LCC 921.822(A): When a Zoning Map or Land Development Code text amendment is necessary due to a proposed *Comprehensive Plan* amendment, only findings and conclusions responding to the *Comprehensive Plan* amendment criteria for decision are necessary to amend the Zoning Map or Code text.

FACTS: Compliance with this criterion is addressed in Exhibit 1 of the Board of Commissioner's Staff Report, included in the record.

FINDINGS: Based on evidence in the record and the testimony provided in public hearings, the Board finds that this criterion is satisfied.

LCC 921.874(A)(1): The amendment is consistent with and does not alter the intent of applicable section (s) of the *Comprehensive Plan*.

FACTS: The purpose of the Farm/Forest *Plan* designation is threefold: (1) it identifies land suitable for timber production that is generally not held in commercial ownership; (2) it recognizes areas where either farm or forest uses are suitable given the soil quality and topography; and (3) it maintains resource uses by placing certain regulations on land uses.

The purpose of the Rural Residential *Plan* designation is to direct all non-resource related housing to suitable locations.

The Farm/Forest and Rural Residential sections of the Linn County *Comprehensive Plan* are attached as Exhibit 3.

Compliance with this criterion is addressed in Exhibit 1 of the Board of Commissioner's Staff Report, included in the record.

FINDINGS: The Board finds that the applicant's proposal is consistent with and does not alter the intent of the *Comprehensive Plan*.

LCC 921.874(A)(2): The amendment will be compatible with adjacent uses and will not adversely impact the overall land use pattern in the area.

FACTS: The subject property is bordered on the north by land zoned Rural Residential-2.5 acre minimum (RR-2.5). The area is identified as Exception Area S-6, North River Road (Central). This exception area is an urban influence area because it is adjacent to the city limits of Sweet Home and was committed land due to the small lot sizes. There are approximately 22.05 acres, developed with 14 dwellings, within the exception area.

The property south of the subject property, south of the South Santiam River, is located within the city limits of Sweet Home. This area is zoned Special Development. The aerial photo from 2008 indicates the areas adjacent to the subject property were fairly well covered in trees and brush with a few open areas. According to the applicant the slopes are relatively steep. The properties located north of the property, north of North River Road, are developed with dwellings.

Prior to August 1, 2009 much of the subject property contained trees. The property is 10+ acres in size and is zoned Farm/Forest (F/F). The F/F zoning district has an 80-acre minimum property size standard and one dwelling on an authorized unit of land is permitted only with a conditional use permit. The property already contains one dwelling which is a pre-existing use. The Oregon Department of Forestry received notification (09-40290), that the property would be "clear cut" between August 1, 2009 and December 31, 2009. The Alternative Practice plan states that trees will be replanted pursuant to OAR 629-610-0050.

Approval of the proposed Plan and zoning map amendments, and a survey showing the property is at least 10 acres in size, permitted the property to be partitioned into a total of two parcels, with one additional dwelling allowed on the new vacant parcel.

Compliance with this criterion is addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: Based on the information identified above and in the record, and because the property is bordered on three sides by non-resource zoned lands, the Board finds that the proposal is compatible with adjacent uses and will not adversely impact the overall land use pattern in the area. Therefore, the Board finds that the adopted amendments satisfy this criterion.

LCC 921.874(A)(3): The amendment, if within an adopted urban growth boundary, is in substantial conformity with the *Comprehensive Plan* and implementing ordinances of an affected city.

FACTS: The property is not located within a city's adopted urban growth boundary.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(4): The amendment will not have a significant adverse impact on a sensitive fish or wildlife habitat.

FACTS: The property is not located within an area identified as big game habitat. The property abuts the South Santiam River which is inventoried as sensitive fish and riparian habitat. The South Santiam River at this location is mapped on the National Wetland Inventory (NWI)(R3UBH). This criterion is further addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(5): The amendment will not have a significant adverse impact upon the provision of public facilities including police and fire protection, sanitary facilities and storm drainage facilities.

FACTS: Police protection is provided by the Linn County Sheriff's Department. The Sweet Home Rural Fire Protection District provides fire protection. There is an existing subsurface sewage disposal system serving the existing dwelling on the property. The Linn County Environmental Health Program (EHP) has not reviewed a separate site on the property for a sewage disposal system. Storm water drainage is typically addressed when a building permit is issued. Development is required to provide for storm water drainage, which is not permitted to flow directly onto adjoining properties.

Linn County Code (LCC) 934.590 is applicable to property zoned F/F. LCC 934.590 requires that structures be located on property in such a way as to avoid slopes in excess of 40 percent that all chimneys have spark arresters that dwellings have a fire-retardant roof, and that primary and secondary fuel-free breaks are provided around structures. These provisions are in place to make development compatible with forest operations and agricultural activities, to minimize wildfire hazards and risks, and to conserve values found on forest lands. However, these Code requirements apply only to land within the forest area of the F/F zoning district or the Forest Conservation and Management (FCM) zoning district and not to land zoned RR-5.

This criterion is further addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(6): The amendment will not have a significant adverse impact upon the transportation facilities.

FACTS: North River Drive is a public road with a paved surface. It currently provides access to several dwellings, one of which is the existing dwelling on the subject property. If the current proposal is approved, only one additional dwelling would

use the road. The Linn County Road Department was provided notice of the proposal and submitted no comments.

This criterion is further addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(7): The presence of any development limitations including geologic hazards, flood hazards or water quality or quantity will not have a significant adverse impact on land uses permitted through the amendment.

FACTS: A portion of the subject property is located within a mapped base flood area. The property is not identified as being within a geologic hazard area. Compliance with the requirements of this criterion is further addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(8): An exception to the statewide planning goals is not required. If required, then findings have been prepared to meet the exception criteria.

FACTS: Exceptions to Statewide Planning Goals 3 (Agricultural Lands), 4 (Forest Lands), and 14 (Urbanization) are required. The exception to Goals 3 and 4 is needed because the applicant is proposing to remove a resource zoning designation (F/F) and resource *Comprehensive Plan* map designation (Farm/Forest) from the 10.00 acres and apply a development zone (RR-5) and development *Comprehensive Plan* map designation (Rural Residential) to the property. An exception to Goal 14 is needed because the applicant is requesting a five-acre zoning designation (RR-5) on the property, rather than RR-10 (10-acre minimum). The application proposed an "Irrevocably Committed" exception and included substantial information to demonstrate why the 10.77-acre property is irrevocably committed to uses other than farm or forest uses. The submitted information adequately addresses the Goal 14 exception criteria.

Information demonstrating compliance with this criterion is further addressed in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

LCC 921.874(A)(9): The amendment is consistent with the statewide planning goals.

FACTS: The application addresses the Goals is included in Exhibit 1 of the Board of Commissioners Staff Report, included in the record. The subject property has been harvested for timber, is in the process of reforestation, and the soil mapped on the property indicates the soil has a cubic foot per acre per year rating of 46. In adopting an "irrevocably committed" exception to Goal 4, the Board finds that the applicant has demonstrated that forest operations or forest practices are "impracticable" on the subject property. To show that land is "committed" to urban levels of development for an Exception to Goal 14 (Urbanization), the applicant evaluated the commercial and industrial uses, the location, amount and density of residential dwellings, the location of urban facilities including at least

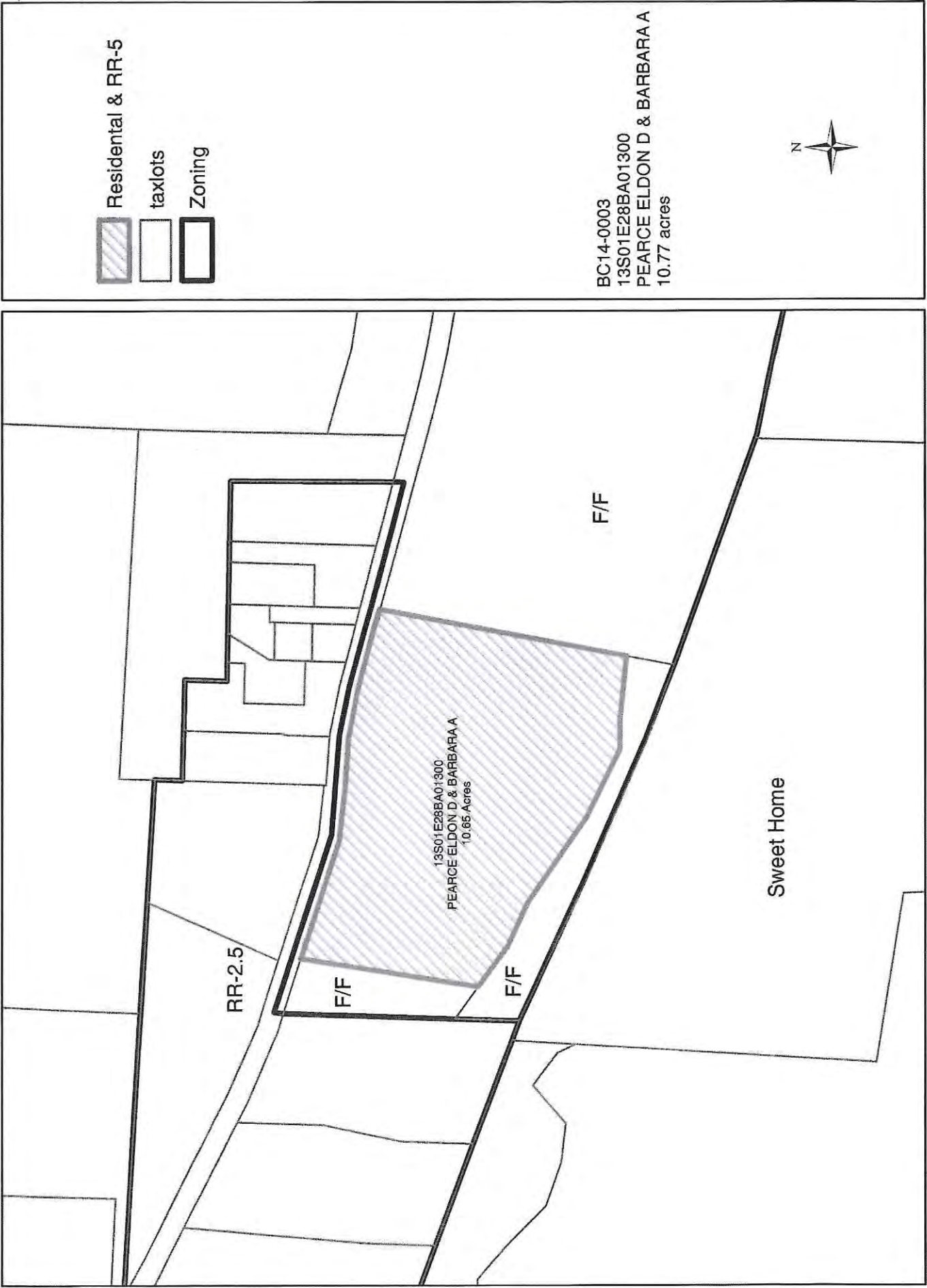
public water and sewer facilities and parcel sizes and ownership patterns. The applicant has shown that there is residential development located north & east of the subject property. There is no commercial or industrial land near the subject property. Land within the city to the south is located on the south side of the South Santiam River. Those properties have a comprehensive plan designation of "Planned Recreation Commercial". These three properties are owned by the same person.

Compliance with this criterion is further demonstrated by facts presented in Exhibit 1 of the Board of Commissioners Staff Report, included in the record.

FINDINGS: The Board finds that the application satisfies this criterion.

CONCLUSION:

Based on the findings of fact identified above, the Board concludes that the application satisfies the decision criteria. The proposed Plan text, Plan map, and Zoning map amendments are approved.





LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

Room 114, Linn County Courthouse
PO 100 Box, Albany, Oregon 97321
Phone 541-967-3816, Fax 541-926-2060, www.co.linn.or.us

NOTICE OF ADOPTION

RESOLUTION NO: 2014-414
ORDINANCE NO. 2014-415
PLANNING FILE NO: BC14-0003
APPLICANT Frank Walker & Associates

PROPOSAL

Application by Frank Walker and Associates for *Comprehensive Plan* text, plan map and zoning map amendments on a 10.77-acre property. The amendments change the property's *Comprehensive Plan (Plan)* designation from Farm Forest to Residential and the zoning designation from Farm/Forest (F/F) to Rural Residential-5 acre minimum (RR-5). The decision adopts an "irrevocably committed" exception to Statewide Planning Goals 3, 4, and 14. The property is located at the south side of North River Road, 0.25-mile east of Bennett Lane, Sweet Home, adjacent to the Sweet Home city limits. The property is identified as Tax Lot 1300 on Assessor map T13S, R1E, Section 28BA, and has a site address of 42688 North River Drive, Sweet Home.

Board Action: Resolution and Order No. 2014-414

The Board of Commissioners (Board) adopted *Resolution and Order No. 2014-414* ordering that the *Linn County Comprehensive Plan (Plan)* map, the Linn County Zoning Map, and the *Plan* text be prepared for amendment to designate the subject 10.77-acre property as Residential on the *Plan* map and Rural Residential – Five-acre minimum (RR-5) on the zoning map; and directing County staff to prepare findings for adoption.

Board Action: Ordinance No. 2014-415

The Board adopted *Ordinance No. 2014-415* to: (1) Amend the Linn County Comprehensive Plan (Plan) text to adopt Exceptions to Goals 3, 4, and 14; (2) Amend the *Plan* map; (3) Amend the Zoning Map; and (4) adopt decision findings to designate the 10.77 acre subject property as Rural Residential on the Comprehensive Plan map and as Rural Residential – Five-acre minimum (RR-5) on the zoning map.

If you wish to appeal this decision, an appeal must be filed with the Land Use Board of Appeals (LUBA) within 21 days from the date this notice is mailed.

Appeals to LUBA must be filed in accordance with ORS 197.830. If you have any questions about this process, you should contact LUBA in Salem.

Resolution & Order No. 2014-414 and Ordinance No. 2014-415 may be reviewed at the office of the Linn County Clerk, Room 205, Linn County Courthouse; that office is open from 8:30 a.m. to 5:00 p.m., Monday through Friday, except legal holidays. A copy of the ordinance is available in the office of the Linn County Clerk. A fee to cover copying costs will be charged.

Robert Wheeldon
Director

Date

c: Linn County Assessors, Linn County GIS, Linn County Road Department, Frank Walker & Associates, Eldon and Barbara Pearce, Oregon Department of Land, Conservation and Development