



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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

Date: December 04, 2015

Jurisdiction: City of Eugene

Local file no.: Z 15-9

DLCD file no.: 008-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/03/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD less than 35 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.: 008-15 {24155}
Received: 12/3/2015

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: City of Eugene

Local file no.: **Z 15-9**

Date of adoption: 11/16/15

Date sent: 12/1/2015

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): 9/30/15

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:

Local contact (name and title): Erik Berg-Johansen

Phone: 541-682-5437

E-mail: erik.berg@ci.eugene.or.us

Street address: 99 West 10th Avenue

City: Eugene

Zip: 97401-

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:

For a change to a comprehensive plan map:

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

- | | | | |
|-------------|----|--------|--|
| 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. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**DECISION OF THE HEARINGS OFFICIAL
FOR THE CITY OF EUGENE, OREGON**

ZONE CHANGE

Application File Name (Numbers):

Vance, Eric & Cork, Donna (Z 15-9)

Applicant's Request:

Rezone subject properties from General Office (GO) to Community Commercial (C-2)

Subject Property/Location:

Tax Lots 3200 and 3300 of Assessor's Map 18-03-06-11; Located at 74 E. 18th Avenue and 1850 Oak Street.

Relevant Dates:

Application submitted on August, 24, 2015; supplemental application materials submitted on September 23, 2015; application deemed complete on September 28, 2015; public hearing scheduled for November 4, 2015.

Applicant's Representatives:

Eric Vance, Cowboys Savannah, LLC

Lead City Staff:

Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, Phone: (541) 682-5437

Summary of the Public Hearing

The Hearings Official held a public hearing on this application on November 4, 2015. The Hearings Official stated he had no conflicts of interests and had no *ex parte* communications to disclose. No person objected to the Hearings Official conducting the hearing.

Planner Erik Berg-Johansen provided an overview of the staff report and explained the nature of the proposed planned unit development. Staff recommended approval of the application.

The applicant spoke in favor of the application. He stated the reasons and timing of the request. No other party testified on the application. No opposition testimony was submitted into the written record.

Documents Considered by the Hearings Official

The Hearings Official has considered all the documents submitted into the record which closed on November 4, 2015.

Decision

The Hearings Official finds that the findings and conclusions set forth in the October, 2015 Staff Report are sufficient to demonstrate that all applicable criteria have been met and the Hearings Official adopts those findings and conclusions as his own by this reference.

Dated this 16th day of November.

Mailed this 16th day of November.



Kenneth D. Helm
Hearings Official

SEE NOTICE OF HEARINGS OFFICIAL DECISION FOR STATEMENT OF APPEAL RIGHTS