



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: June 15, 2015
Jurisdiction: City of Grants Pass
Local file no.: 15-40200001
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/11/2015. 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 43 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
001-15
File No.: { 23670 }
Received: 6/11/2015

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 Grants Pass

Local file no.: **15-40200001**

Date of adoption: 5/21/2015

Date sent: 6/11/2015

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): 3/10/2015

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:

NO

Local contact (name and title): Justin Gindlesperger, Associate Planner, Parks & Community Development

Phone: 541-450-6068

E-mail: jgindlesperger@grantspassoregon.gov

Street address: 101 NW A Street

City: Grants Pass

Zip: 97527

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 R-1-8 | to GC | 4.72 acres. | A goal exception was required for this change. |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from
change. | to | acres. | A goal exception was required for this |
| Change from | to | acres. | A goal exception was required for this change. |

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

36-05-08-BA, TL5 1800 & 1900; 220 and 224 NE Hillcrest DR

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:

For a change to a zoning map:

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

Change from R-1-8	to GC	Acres: 4.72
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: Josephie County, Oregon

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.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Adopted Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ✓ Completed Form 2
 - ✓ A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
 - ✓ The findings and the text of the change to the comprehensive plan or land use regulation
 - ✓ If a comprehensive plan map or zoning map is created or altered by the proposed change:
 - A map showing the area changed and applicable designations, and
 - Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable
- Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change

ORDINANCE NO. 15-5646

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING THE COMPREHENSIVE PLAN AND ZONING MAP AND DEVELOPMENT AGREEMENT FOR PROPERTIES LOCATED AT 220 & 224 NE HILLCREST DRIVE.

WHEREAS:

1. The Comprehensive Plan of the City of Grants Pass was adopted December 15, 1982. The Development Code of the City of Grants Pass was adopted August 17, 1983; and
2. The owners of the subject property have requested the Comprehensive Plan Map and Zone Map amendments.
3. In terms of physical conditions and characteristics, location and availability of services, the properties are appropriate for the proposed GC zoning designation.
4. The applicable criteria from the Comprehensive Plan and the Development Code are satisfied, and approval of the proposal is recommended by the Urban Area Planning Commission to the City Council.

NOW, THEREFORE, THE CITY OF GRANTS PASS HEREBY ORDAINS:

Section 1. The Comprehensive Plan Map is hereby amended to include the property identified by Assessor's Map and Tax Lot(s) as 36-05-08-BA, TLs 1800 & 1900. All of tax lots 1800 & 1900 and adjacent right-of-way, shown in Exhibit "A", to be entirely within the General Commercial Comprehensive Plan Map designation; and

Section 2. The Zoning Map is hereby amended to include all of tax lots 1800 & 1900 and adjacent right-of-way, shown in Exhibit "B", to be entirely within the GC Zoning Map designation.

Section 3. The City hereby adopts Development Agreement #2015-01, attached as Exhibit "C", which stipulates conditions attached to the development of the property as rezoned to General Commercial (GC).

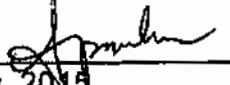
ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 20th day May, 2015, with the following specific roll call vote:


AYES: DeYoung, Gatlin, Lindsay, Morgan, Riker and Roler

NAYS: None

ABSTAIN: None

ABSENT: Goodwin & Hannum

SUBMITTED to and  by the Mayor of the City of Grants Pass, Oregon, this 21 day of May, 2015.

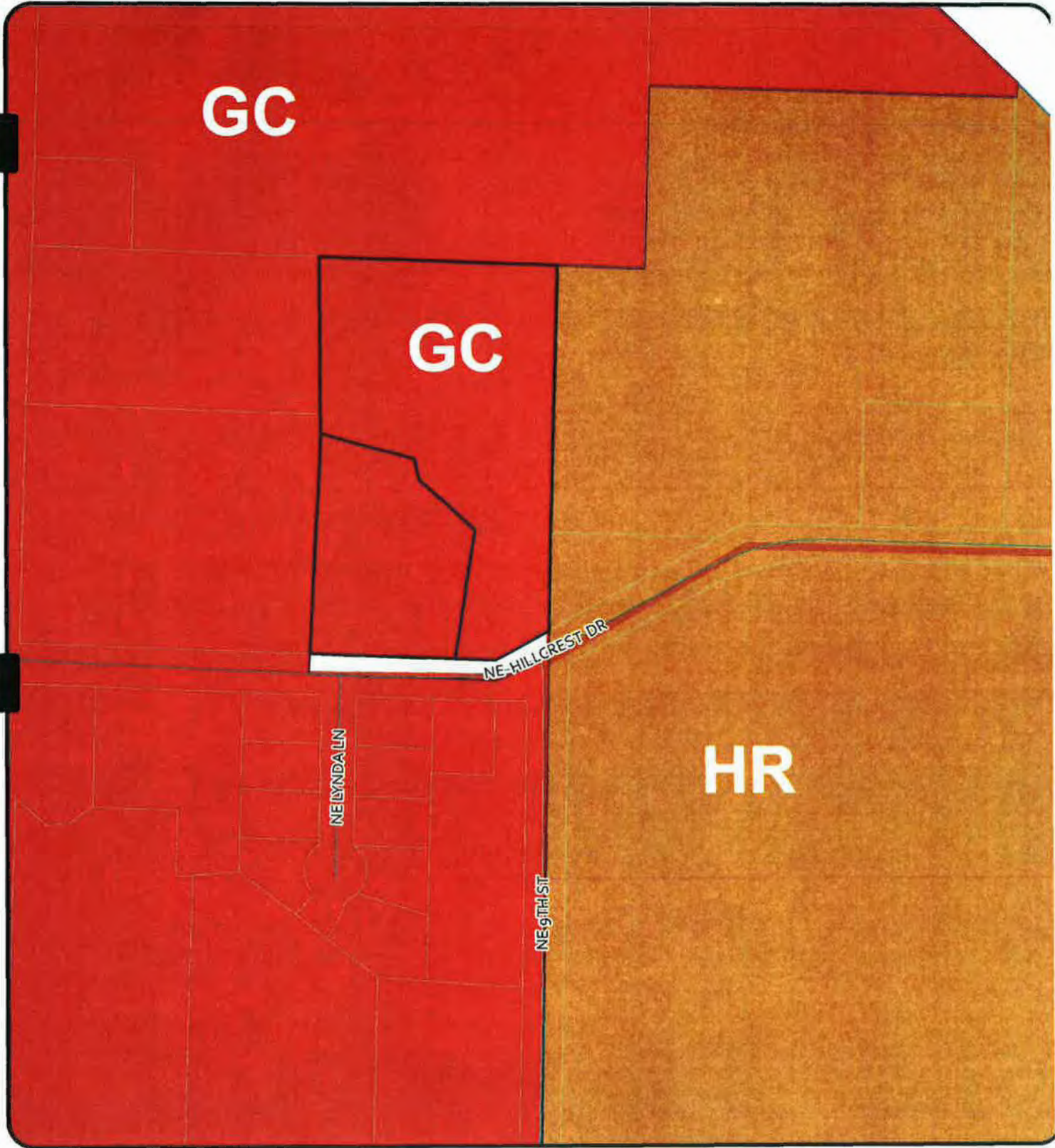

Darrin Fowler, Mayor

ATTEST:


Karen Frerk, City Recorder

Date submitted to Mayor: 5/21/15

Approved as to Form, Mark Bartholomew, City Attorney 



GC

GC

HR

NE HILLCREST DR

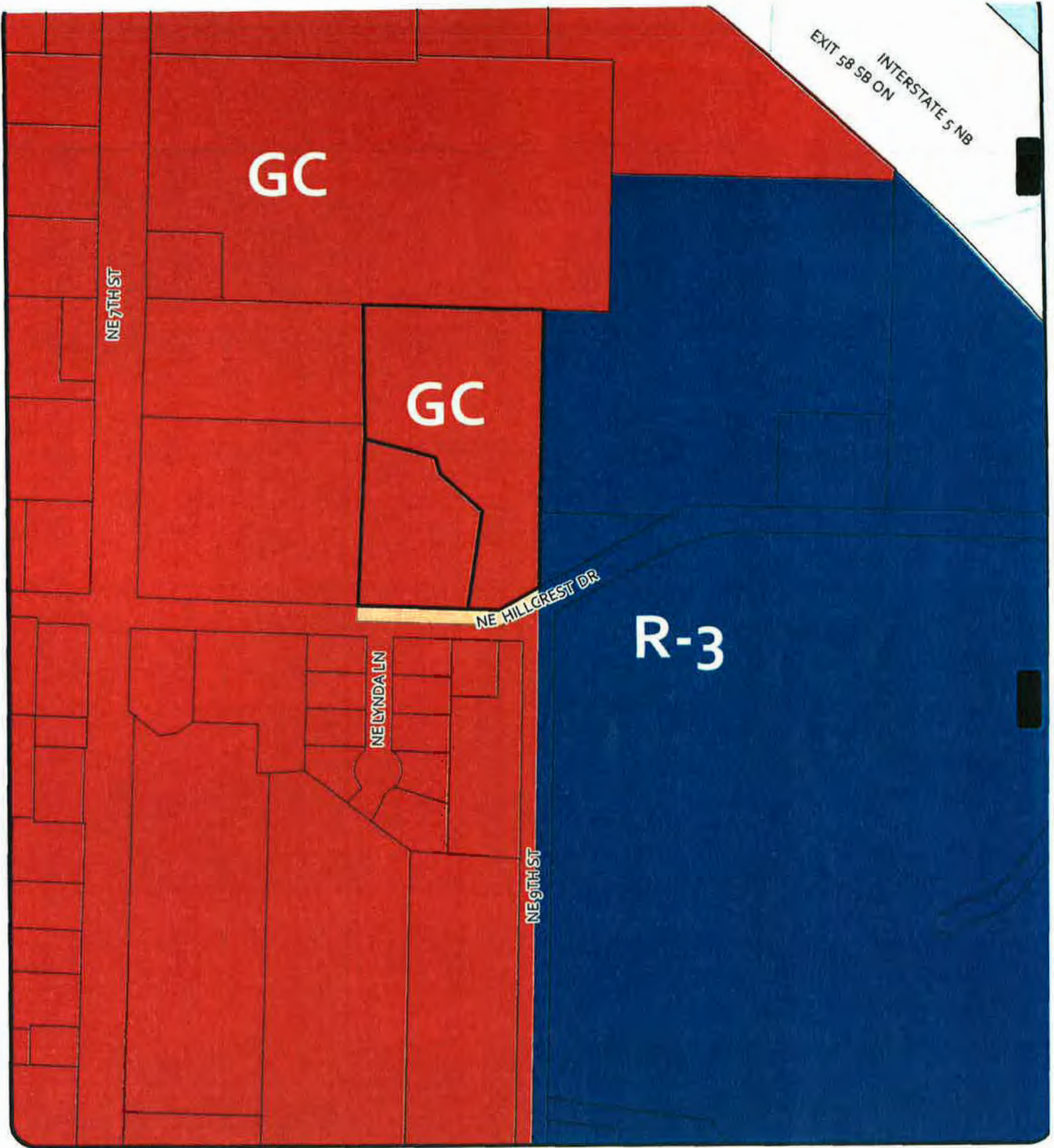
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Proposed Comprehensive Plan Map Designation

- GC - General Commercial
- HR - High Density Residential
- 220 & 224 NE Hillcrest Drive
Proposed zoning change to General Commercial

EXHIBIT A



Proposed Zoning

- GC - General Commercial Zoning District
- R-3 High Density Residential Zoning District
- 220 & 224 NE Hillcrest Drive
Proposed Zoning change to General Commercial

EXHIBIT B

After Recording Return To:
City of Grants Pass, Oregon
101NW A Street
Grants Pass OR 97526
Attn: Lora Glover

DEVELOPMENT AGREEMENT #2015-01

BETWEEN: City of Grants Pass, (“City”)
an Oregon municipal corporation

AND: Mid Rogue Development LLC, (“Owner”)
a limited liability company; its successors, assigns and
any other person or entity authorized to develop or apply
for development approval on the Property.

RECITALS

A. Owner owns approximately 4.72 acres of real property, Assessor’s Map 36-05-08-BA, Tax Lots 1800 & 1900 located at 220 and 224 NE Hillcrest Drive, located in the City of Grants Pass, more specifically identified in the legal description attached to this Development Agreement (“this Agreement”) as *Exhibit A* (the “Property”) and as illustrated in *Exhibit B*. The Property has comprehensive plan map designation of Low Density Residential and is zoned R-1-8. Owner has applied to City for approval of a comprehensive plan map and zoning designation amendment that would change the comprehensive plan map designation from Low Density Residential to General Commercial and the zoning map from R-1-8 to GC (City file number 15-40200001 (the “Application”). Thereafter, the Property will have comprehensive plan map designations of General Commercial and will be zoned GC.

B. Owner intends to develop the property in such a way that would result in no more than 2,341 daily trips and 191 PM peak hour trips (the “Proposed Development”) The basis for the 2,341 daily trips and 191 PM peak hour trips is set forth in the documentation identified as *Exhibit C*.

C. A development agreement is the appropriate mechanism for City and Owner to enter into an agreement for the Application approval, limitation on uses of the Property.

D. The City Council duly noticed and held a public hearing on this agreement on _____ at which time the City Council accepted public testimony on this Agreement.

E. At the end of the public hearing, the City Council voted to approve this Agreement as adopted by City Ordinance No. _____.

AGREEMENT

NOW THEREFORE, based on the foregoing recitals, the City Council, for City and Owner, hereby agree to the following:

1. Comprehensive Plan Map and Zoning Designation Amendment Application Approval:

City hereby approves the Application (15-40200001) presented by Owner as reflected in the Findings of Fact, Mid Rogue Development LLC/AllCare Development LLC for a Comprehensive Plan Map and Zoning Designation Amendments for Assessor's Map 36-05-08-BA, TLs 1800 & 1900 ("Approval").

2. Development Conditions:

a. Development on the Property shall meet all applicable City standards at the time a development application is made, including appropriate design standards.

b. If any development of the Property exceeds 2,341 daily trips and 191 PM peak hour trips, Owner shall submit a revised TIA addressing the extent to which the development of the Property exceeds 2,341 daily trips and 191 PM peak hour trips. A revised TIA and any related mitigation requirements shall comply with the City's site review standards and procedures and its level of service standards which are applicable at the time the application is filed with the City. Nothing here shall prohibit the Owner from submitting site plan review applications for less than the entire Property nor developing the Property in phases. Documentation shall be submitted by the applicant with the application materials identifying the peak hour trips for any proposed development on the Property.

c. If the ultimate plans for development of the Property produce no greater than the 2,341 daily trips and 191 PM peak hour trips contemplated in this agreement, and an application for a site plan or other development approval is submitted and deemed complete pursuant to the *Grants Pass Development Code* within five (5) years of the date of this Agreement, Owner shall not be required to make any additional improvements to the transportation system. If an application for site plan or other development approval is not submitted and deemed complete pursuant to the *Grants Pass Development Code* within five (5) years of this

Agreement, the City has the right to require a new TIA be submitted by the Owner/developer of the Property for the development then proposed.

3. **Agreement to be Adopted by Ordinance:** This Agreement shall be incorporated and attached to the adopting ordinance that approved the Application for the Comprehensive Plan and Zone Map Amendment for Tax Lots 1800 & 1900.

4. **Effective Date, Term and Modification:** This Agreement shall be effective upon signature by both parties and once the document is recorded with the Josephine County Clerk's Office. The Agreement shall be signed and recorded after the ordinance is effective, which is thirty (30) days from the effective date of the ordinance to sign and record the document, provided that the City's approval of the application is not appealed. If the application is appealed, the Agreement shall be recorded thirty (30) days following final resolution of the appeal. The Agreement shall have a duration (term) of five years from the Effective Date *of ###/##/####, as approved under the initial agreement Ordinance No. ####*. This Agreement may be modified or terminated sooner than the five (5) years only upon written agreement signed by the authorized representatives of both parties (subject to provisions of Section 12 of this Agreement).

5. **Effect when Laws and Rules render compliance impossible.** When changes in federal or state laws or rules render compliance with the Agreement impossible, unlawful or inconsistent with such laws, rules or policy the following shall apply:

The City shall consider adoption of amendments to this Agreement or the Development Code consistent with said changes and if adopted by the City, the Parties shall sign amendments to this Agreement that acknowledge conformance to the same.

6. **Assignment and Transfer:** This Agreement shall be fully assignable. This Agreement shall be binding on and inure to the benefit of any future owner/land developer of this property for the full term of the Agreement.

7. **Remedies for Breach:** Should either party breach this Agreement, remedies available under Oregon law for breach of contract are available to the parties, including damages and injunction relief.

8. **Controlling Law and Venue for Disputes:** This Agreement shall be deemed to have been entered into in the State of Oregon and shall be construed and interpreted in accordance with the laws of Oregon. Any litigation or proceedings arising out of or connected with the Agreement shall be heard and decided in Oregon Circuit Court for the County of Josephine.

(9.) **Waiver of Certain Claims:** The Applicant knows and understands its rights under *Dolan v. City of Tigard*, 512 U.S. 374, 114 S. Ct. 2309 (1994). The Owner waives any cause of action it may have pursuant to the Takings Clause of the Fifth Amendment to the U.S. Constitution or Article 1, Section 18 of the

Oregon Constitution as it relates to the Development Conditions set forth in paragraph 2 of this Agreement. This waiver includes but is not limited to any takings claim premised upon Dolan and cases interpreting the legal effect of Dolan arising out of the actions limited by paragraph 2 of this Agreement and any claim arising from that paragraph 2 asserting a regulatory taking."

10. No Third Party Beneficiaries: None of the duties and obligations of the parties to this Agreement shall in any way or in any manner be deemed to create any rights to any person or entity other than the parties hereto, and their successors and assigns, if any.

11. Entire Agreement: City and Owner acknowledge and agree that no promises or representations have been made which do not appear written herein and that this Agreement contains the entire agreement of the parties as to this Agreement.

12. Severability Clause: The parties to this Agreement agree that if any term, provision, covenant, condition or portion of this Agreement is held to be illegal, invalid, void, voidable or unenforceable, the remainder of the provisions shall remain in full force and effect as a separate contract and shall in no way be affected, impaired or invalidated.

13. Amendment or Cancellation of Agreement; Enforceability:

a. This Agreement may be amended or cancelled by mutual consent of the parties to the agreement or their successors in interest.

b. Until this Agreement is amended or cancelled by mutual consent of both parties under this section, the terms of this Agreement are enforceable by any party to the Agreement.

14. Recitals within this Agreement: The recitals contained within this Agreement as written above are restated herein and made part of this Agreement.

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IN WITNESS WHEREOF, the parties have executed this Development Agreement in duplicate, intending that it may be effective as of the date it is recorded.

Executed this _____ day of _____, 2015.

CITY:

OWNERS:

City of Grants Pass

Mid Rogue Development LLC

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF OREGON)
)ss
COUNTY OF JOSEPHINE)

STATE OF OREGON)
)ss
COUNTY OF JOSEPHINE)

Signed before me on the ____ day of _____

Signed before me on the ____ day of _____

By _____

By _____

IN WITNESS WHEREOF I hereto set my hand and seal on this same date,

IN WITNESS WHEREOF I hereto set my hand and seal on this same date,

Notary Public for Oregon
My Commission Expires _____

Notary Public for Oregon
My Commission Expires _____

**CITY OF GRANTS PASS
PARKS & COMMUNITY DEVELOPMENT DEPARTMENT**

**ALLCARE DEVELOPMENT, LLC
COMPREHENSIVE PLAN MAP AMENDMENT, ZONING MAP AMENDMENT,
AND DEVELOPMENT AGREEMENT
FINDINGS OF FACT – CITY COUNCIL**

Procedure Type:	Type IV: Planning Commission Recommendation and City Council Decision
Project Number:	15-40200001
Project Type:	Comprehensive Plan Map Amendment, Zoning Map Amendment, and Development Agreement
Owner/Applicant:	AllCare Development, LLC
Representative:	Ausland Group
Map & Tax Lot:	36-05-08-BA, TLs 1800 & 1900
Address:	220 & 224 NE Hillcrest Drive
Total Acreage:	TL 1800 ~ 1.41 acres; TL 1900 ~ 3.31 acres (4.72 total)
Existing Comprehensive Plan Designation:	Low Density Residential
Proposed Comprehensive Plan Designation:	General Commercial
Existing Zoning:	R-1-8
Proposed Zoning:	General Commercial (GC)
Planner Assigned:	Justin Gindlesperger
Application Received:	February 10, 2015
Application Complete:	February 10, 2015
Date of Staff Report:	April 15, 2015
Date of UAPC Hearing:	April 22, 2015
Date of Findings of Fact:	May 13, 2015
Date of City Council Staff Report:	May 13, 2015
Date of City Council Hearing:	May 20, 2015
Date of Findings of Fact:	June 3, 2015

I. PROPOSAL:

The request is for a Comprehensive Plan Map Amendment and Zoning Map Amendment from Residential (R-1-8) to General Commercial (GC) for the above-referenced properties containing a combined acreage of approximately 4.72. The parcels are currently developed with single-family residences.

The application materials include a narrative and a Traffic Impact Analysis. A proposed Development Agreement will limit future impacts on the parcels consistent with the pending medical development to the west.

II. AUTHORITY AND CRITERIA:

Sections 13.5.5 and 13.8.3 of the Grants Pass Urban Area Comprehensive Plan provide that joint review by the City Council and Board of County Commissioners shall be required for amendment and revision to Comprehensive Plan findings, goals, policies, and land use maps of the Comprehensive Plan. However, the 1998 Intergovernmental Agreement modified that provision with the result that the City Council will make the decision, and the County will have automatic party status.

Section 13.8.3 of the Comprehensive Plan provides that notice shall be as provided in Section 2.060 of the *Development Code* for a Type IV procedure, with a recommendation from the Urban Area Planning Commission and a final decision by City Council. The text or map of the Comprehensive Plan may be recommended for amendment and amended provided the criteria in Section 13.5.4 of the Comprehensive Plan Policies Document are met. The Zoning Map may be amended provided the Criteria in Section 4.033 of the *Development Code* are met.

The development agreement must meet the requirements of ORS 94.504 to 94.528.

III. APPEAL PROCEDURE:

Section 10.060 provides the City Council's final decision to be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

IV. PROCEDURE:

- A. An application for the Comprehensive Plan Map and Zone Map Amendment was submitted and deemed complete on February 10, 2015. The application was processed in accordance with Section 2.060 of the Development Code.
- B. Notice of the proposed amendment and the April 22, 2015 public hearing was mailed to the Oregon Department of Land Conservation and Development on March 10, 2015, in accordance with ORS 197.610 and OAR Chapter 660, Division 18.
- C. Public notice of the April 22, 2015 public hearing was mailed on April 1, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- D. Public notice of the April 22, 2015 public hearing was published in the newspapers on April 15, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- E. At the April 22, 2015 public hearing, the Planning Commission made a recommendation in support of the request.
- F. The Planning Commission signed the Findings of Fact on May 13, 2015.

- G. Public notice of the May 20, 2015 City Council public hearing was mailed on April 30, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- H. Public notice of the May 20, 2015 City Council public hearing was published in the newspapers on May 13, 2015, in accordance with Sections 2.053 and 2.063 of the Development Code.
- I. On May 20, 2015, the City Council held a public hearing to consider the request. A roll call vote was taken during the public hearing and the City Council voted to approve the request.

V. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as Exhibit "A" and incorporated herein.
- B. The minutes of the public hearing held by the City Council on May 20, 2015, are attached as Exhibit "B" and incorporated herein.
- C. The PowerPoint Presentation given by staff at the May 20, 2015, public hearing is attached as Exhibit "C" and incorporated herein.

VI. GENERAL FINDINGS - BACKGROUND AND DISCUSSION:

Detailed background and discussion are provided in the Planning Commission Findings of Fact. The City Council decision was based in part upon the applicant's narrative; traffic analysis; and supplemental analysis (see Exhibits 5-10 to the UAPC Staff Report).

VII. FINDINGS IN CONFORMANCE WITH APPLICABLE CRITERIA:

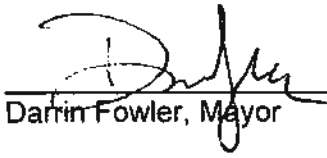
Detailed background and discussion is provided in the Planning Commission Findings of Fact and Minutes from the April 22, 2015 public hearing.

VIII. DECISION AND SUMMARY:

The City Council **APPROVED** the Comprehensive Plan Map and Zone Map Amendment from Low Density Residential (R-1-8) to General Commercial (GC), as conditioned upon the attached Development Agreement #2015-01 being signed and recorded (which shall occur within thirty [30] days of the effective date of this Ordinance).

The vote was 6-0 with Councilors DeYoung, Gatlin, Lindsay, Morgan, Riker and Roler in favor. Councilors Goodwin and Hannum were absent.

IX. APPROVED BY THE CITY COUNCIL this 3rd day of June, 2015.


Darrin Fowler, Mayor