



# 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](http://www.oregon.gov/LCD)



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

Date: April 03, 2015  
Jurisdiction: Jackson County  
Local file no.: 14-00029-LRP  
DLCD file no.: 004-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/30/2015. 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 40 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](mailto:plan.amendments@state.or.us)



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

FOR DLCD USE  
**DEPT OF**  
File No.:  
MAR 30 2015  
Received:  
LAND CONSERVATION  
AND DEVELOPMENT

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: Jackson County

Local file no.: **439-14-00029-LRP**

Date of adoption: 03/25/2015

Date sent: 3/27/2015

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): 08/14/2014

No

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

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

Local contact (name and title): Craig Anderson, Senior Planner

Phone: 541-774-6918

E-mail: anderscm@jacksoncounty.org

Street address: 10 S. Oakdale

City: Medford

Zip: 97501

## 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:

**Legislative amendment to Jackson County Transportation System Plan (TSP), an element of the JCCP, to adopt Exit 35 (Seven Oaks) Interchange Area Mangament Plan (IAMP) per Chapter 5, section 2.9.1 of the Bear Creek Valley RPS Plan and which implements Goal 12.**

### 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: Property in the vicinity of Interstate 5, Exit 35, per ODOT's adopted IAMP.

**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	to	Acres:
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):

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List affected state or federal agencies, local governments and special districts: ODOT, Central Point

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.



**JACKSON  
COUNTY**  
*Oregon*

## NOTICE OF ADOPTION

Pursuant to Oregon Revised Statutes (ORS) 197.615, you are hereby being notified that the Jackson County Board of Commissioners adopted Ordinance No. 2015-3 at a properly advertised public hearing on February 18, 2015, at 1:30 p.m., in the Auditorium of the Jackson County Offices, 10 South Oakdale, Medford, Oregon 97501.

The ordinance will go into effect on May 24, 2015 (60 days from the date of adoption). A description of the ordinance follows:

Ordinance 2015-3 approving a text amendment to the Jackson County Comprehensive Plan adopting an Interchange Area Management Plan for Interstate 5 Exit 35 (Seven Oaks Interchange). File No. 439-14-00029-LRP.

This notice is being mailed to you on March 27, 2015, which is within five working days after the adoption date of the ordinance(s) as required by ORS 197.615. If you have any questions on the effect of this ordinance, please contact **Craig Anderson** at Development Services, Room 100, County Offices, 10 South Oakdale, Medford, Oregon 97501. Telephone: Medford (541) 774-6918; Jackson County residents outside of Medford's local calling area 1-800-452-5021 and enter the next four digit extension 6918.

You may review this ordinance, or you may purchase a copy for \$.25 for the first page and \$.10 for each additional page, at Development Services, Room 100, County Offices, 10 South Oakdale, Medford, Oregon 97501, between the hours of 8:00 a.m. and 4:00 p.m., Monday, Tuesday, Thursday and Friday; and 11:00 a.m. to 4:00 p.m. on Wednesday.

The Board of County Commissioner's Ordinances are the final decisions on this action. Pursuant to State law, Jackson County is hereby notifying all persons who participated in the hearings, either in writing or orally. This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

You must appeal this decision within 21 days of the date it is mailed. This decision is being mailed on March 27, 2015, and the LUBA appeal period will expire on April 17, 2015. Please contact LUBA for specific appeal information. They are located at DSL Building, 775 Capitol Street N.E. Suite 330, Salem, Oregon 97301-1283. They can be reached at (503) 373-1265.

Attachments: Notary Packet

NOTARY PAGE

STATE OF OREGON )  
 )  
COUNTY OF JACKSON )

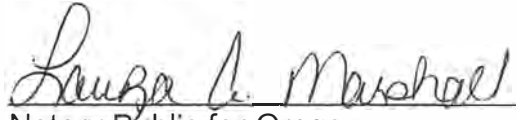
I, Patricia A. Guida, being first duly sworn, depose and say that on behalf of Jackson County Development Services, I gave notice of Board of Commissioners Ordinance No. 2015-3 by mailing a copy of the Notice of Adoption by regular mail to each of the following named persons at their respective last known addresses, to wit: (as attached)

Each of said copies of the Notice were enclosed in a sealed envelope addressed to the persons at the addresses above set forth, with postage thereon fully prepaid and was deposited in the post office at Medford, Oregon, on March 27, 2015.

  
\_\_\_\_\_  
Signature

Personally appeared before me this 27<sup>th</sup> day of March, 2015, the above named Patricia A. Guida who acknowledged the foregoing affidavit to be her voluntary act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 2-6-2016

NOTICE OF ADOPTION SENT TO: APPLICANT, AGENCIES AND INTERESTED PERSONS.

APPLICANT NAME: JA CO INTERCHANGE AREA MANAGEMENT PLAN  
FILE NO: 439-14-00029-LRP

FILE NO. 439-14-00029-LRP  
ADOPTION LABELS  
APPLICANT: JACKSON CO TSP-IAMP  
DATE CREATED: 3/26/15

439-14-00029-LRP  
JOEL BENTON  
COUNTY COUNSEL

BOC 439-14-00029-LRP  
DOUG BREIDENTHAL, CHAIR  
BOARD OF COMMISSIONERS

BOC 439-14-00029-LRP  
RICK DYER  
BOARD OF COMMISSIONERS

BOC 439-14-00029-LRP  
COLLEEN ROBERTS  
BOARD OF COMMISSIONERS

STAFF 439-14-00029-LRP  
KELLY MADDING, DIRECTOR

STAFF 439-14-00029-LRP  
CRAIG ANDERSON, PLANNER

IP 439-14-00029-LRP  
MARILYN RICE  
5480 ROGUE RIVER HWY  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
JAY HARLAND  
CSA PLANNING LTD  
4497 BROWNRIDGE  
MEDFORD OR 97504

IP 439-14-00029-LRP  
JERRY/LORI MEFFORD  
5526 ROGUE RIVER HWY  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
GREG HOLMES  
PO BOX 2442  
GRANTS PASS OR 97528

IP 439-14-00029-LRP  
DON/DOREEN BRADSHAW  
5504 ROGUE RIVER HWY  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
WJ ROBERTSON  
6486 BLACKWELL RD  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
TOM HUMPHREY, DIRECTOR  
COMMUNITY DEVELOPMENT  
CITY OF CENTRAL POINT  
140 S THIRD ST  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
BARY HOFFMAN  
5489 SEVEN OAKS RD  
CENTRAL POINT OR 97502

IP 439-14-00029-LRP  
PRICE GARNER  
605 MERIDIAN RD  
EAGLE POINT OR 97524

IP 439-14-00029-LRP  
RON MARTINSON  
3249 WILLOW SPRINGS RD  
CENTRAL POINT OR 97502

BEFORE THE BOARD OF COMMISSIONERS

STATE OF OREGON, COUNTY OF JACKSON

ORDINANCE NO. 2015-3

AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE JACKSON COUNTY COMPREHENSIVE PLAN ADOPTING AN INTERCHANGE AREA MANAGEMENT PLAN FOR INTERSTATE 5 EXIT 35 (SEVEN OAKS INTERCHANGE). FILE NO. 439-14-00029-LRP.

RECITALS:

1. Pursuant to Chapters 197 and 215 of the Oregon Revised Statutes, and in conformance with the Statewide Planning Goals, Jackson County's Comprehensive Plan and implementing ordinances have been acknowledged by the Oregon Land Conservation and Development Commission (LCDC).
2. On July 30, 2014, the Jackson County Board of Commissioners approved Order No. 162-14 initiating a text amendment to the Jackson County Comprehensive Plan by adopting the Interchange Area Management Plan for Exit 35.
3. A notice of the proposed amendment was provided to DLCD on August 14, 2014, 40 days prior to the first evidentiary hearing. A notice was published on Sunday, October 12, 2014 in the Medford Mail Tribune that a first evidentiary hearing was scheduled before the Jackson County Planning Commission on Thursday October 23, 2014 at 9:00 a.m. in the Jackson County Auditorium.
4. A public hearing was held on October 23, 2014 before the Jackson County Planning Commission in the Jackson County Auditorium. After considering the evidence and testimony submitted, the JCPC, by motion and vote, recommended that the Board of Commissioners (BOC) approve the application. The JCPC signed the Recommendation for Approval on October 23, 2014.
5. On February 18, 2015 the BOC held a properly advertised public hearing on the proposal. After considering the evidence and testimony submitted, including the record of the JCPC hearing, the BOC, by motion and vote, approved the proposal.

## **SECTION 1. FINDINGS OF FACT**

Based on the evidence and arguments presented, the BOC makes the following findings of fact with respect to these proceedings. Where factual conflict arose, the Board has resolved them consistent with these findings:

- 1.1 The BOC finds that proper legal notice was provided to affected property owners and affected agencies on January 28, 2015 for a public hearing on this matter. Legal notice was published in the Sunday, February 8, 2015 edition of the Medford Mail Tribune.
- 1.2 The BOC finds that the JCPC's recommendations are based upon following proper procedures and are consistent with evidence and testimony in the record of proceedings. The BOC hereby adopts, as its own, the Findings of Fact contained in the JCPC Recommendation for Approval, contained in the record of these proceedings.

## **SECTION 2. LEGAL FINDINGS**

Based on the evidence and arguments presented, the BOC makes the following legal findings with respect to these proceedings. Where factual conflicts arose, the BOC has resolved them consistent with these findings:

- 2.1 The BOC hereby adopts, as its own, the Legal Findings contained in the JCPC Recommendation for Approval, contained in the record of these proceedings.

## **SECTION 3. CONCLUSIONS**

- 3.1 The BOC concludes that proper public notice was given.
- 3.2 The BOC hereby adopts, as its own, the Conclusions contained in the JCPC's Recommendation for Approval, contained in the record of these proceedings. These conclusions demonstrate that the proposal is in compliance with the applicable Statewide Planning Goals, Oregon Administrative Rules, the applicable policies in the Jackson County Comprehensive Plan, and the applicable sections of the Jackson County Land Development Ordinance.

## **SECTION 4. DECISION**

*Now, therefore,*

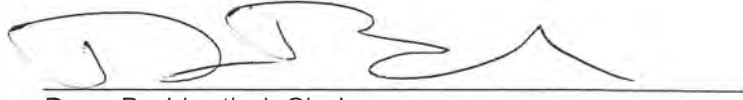
*The Board of County Commissioners of Jackson County ordain as follows:*

- 4.1. Based on the record of the public hearing, the BOC hereby approves the requested text amendment to the Jackson County Comprehensive Plan adopting an Interchange Area Management Plan for Interstate 5 Exit 35 (Seven Oaks Interchange). File No. 439-14-00029-LRP.



ADOPTED this 25<sup>th</sup> day of March, 2015, at Medford, Oregon.

JACKSON COUNTY BOARD OF COMMISSIONERS



Doug Breidenthal, Chair



Rick Dyer, Commissioner



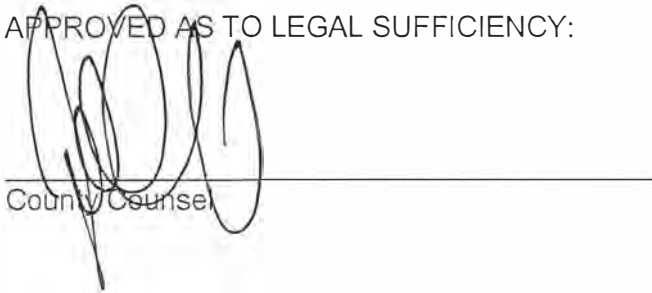
Colleen Roberts, Commissioner

ATTEST:



By, Recording Secretary

APPROVED AS TO LEGAL SUFFICIENCY:



County Counsel

The Board of Commissioners' Ordinance is the final decision on this action. This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). You must appeal this decision within 21 days of the date it is mailed. This decision is being mailed on March 27, 2015, and the LUBA appeal period will expire on April 17, 2015. Please contact LUBA for specific appeal information. They are located at 550 Capitol Street N.E. Suite 235, Salem, Oregon 97301-2552. They can be reached at (503) 373-1265.

## Development Services

10 South Oakdale Ave., Room 100  
Medford, Oregon 97501-2902

Hasler

FIRST-CLASS MAIL

03/27/2015

US POSTAGE

\$02.24<sup>0</sup>



ZIP 97501  
011D11642039

DEPT OF

MAR 30 2015

LAND CONSERVATION  
AND DEVELOPMENT

PLAN AMENDMENT SPECIALIST  
DLCD  
635 CAPITOL ST NE STE 150  
SALEM OR 97301-2540