



# Oregon

Kate Brown, 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: May 23, 2016

Jurisdiction: City of Turner

Local file no.: 16-01

DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/19/2016. 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 36 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)



FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

DEPT OF

MAY 19 2016

LAND CONSERVATION AND DEVELOPMENT  
For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: *City of Turner*

Local file number: *16-01*

Date of Adoption:

Date Mailed:

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: *4/20/16*

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

*Require all industrial uses to meet all state and federal regulations.*

Does the Adoption differ from proposal? Please select one

*NO*

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment... *YES*

35-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

None

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Local Contact: *David Sawyer* Phone: (503) 743 - 2155 Extension:  
Address: *5255 Chicago St.* Fax Number: 503 - 743 - 4010  
City: *Turkey* Zip: *97392* E-mail Address: *manager@cityofturkey.org*

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## ADOPTION SUBMITTAL REQUIREMENTS

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

**CITY OF TURNER, OREGON  
ORDINANCE 16-100**

**AN ORDINANCE OF THE CITY OF TURNER AMENDING THE LAND USE DEVELOPMENT  
CODE SECTION 4.141, GENERAL INDUSTRIAL DISTRICT M-1; REQUIRING  
COMPLIANCE WITH FEDERAL LAW**

**WHEREAS**, the City Council believes that;

**WHEREAS**, it is the function of the City Council to make legislative decisions to; and,

**WHEREAS**, the City Council determines that the interests of the community requires an emergency passage of this ordinance; now therefore,

**THE CITY OF TURNER, OREGON ORDAINS AS FOLLOWS:**

**Section 1:** The Turner Land Use Development Code shall be amended:

**SECTION 4.141 GENERAL INDUSTRIAL DISTRICT M-1**

- (1) **Purpose.** The General Industrial District is intended to protect and preserve areas suitable for industrial development to assist in supporting the area's economy. The M-1 District is suitable for light manufacturing and warehousing activities having minimal emissions or nuisance characteristics that could impact adjacent non-industrial areas. The M-1 District is well suited for areas having highway and rail access that are free from conflict with non-compatible land uses.
- (2) **Permitted Uses.** In an M-1 District, the following and their accessory uses which comply with all federal, state and local regulations, are permitted subject to the Site Plan Review provisions of **Section 2.400** and the standards, provisions and exceptions set forth in this Code.
  - (a) Interim farm use.
  - (b) All manufacturing, warehousing, wholesaling, compounding, assembling, processing, storing, researching, or testing uses provided all operations except off-street parking and temporary activities shall be conducted entirely within an enclosed building unless approved by the Planning Commission, and provided there are no emissions or nuisance characteristics discernible without instruments at the property line. See Section 2.140 Item (21).
  - (c) Public or semi-public buildings and uses.

Adopted by the Common Council of the City of Turner, Oregon, February 25<sup>th</sup>, 2016

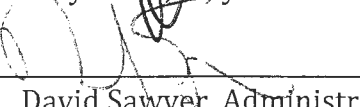
Yeas:

Nays:

Approved: \_\_\_\_\_

  
Gary Tiffin, Mayor

Attested: \_\_\_\_\_

  
David Sawyer, Administrator

First Reading: February 25, 2016

Second Reading: February 25, 2016

Adopted: February 25, 2016

Signed: February 26, 2016

Effective Date: February 26, 2016



**City of Turner**  
P.O. Box 456  
Turner, OR 97392-0456



Attn: Plan Amendment Specialist  
PLCD  
635 Capital SD NE, Ste 150  
Salem, OR 97301-2540

**DEPT OF**

MAY 19 2016

**LAND CONSERVATION  
AND DEVELOPMENT**

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