



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

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: April 29, 2016
Jurisdiction: City of Grants Pass
Local file no.: 15-40200004
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 04/26/2016. 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 49 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

PROPERTIES WITHIN HISTORIC DISTRICT

MAPNUM	NAME	ADDR1	ADDR2	ADDR3	CSZ	SITUS	YR_BLT
360517BC011800	SHREWSBURY PROPERTIES INC	C/O UNITED CAPITAL CORP	9 PARK PL 4TH FLOOR		GREAT NECK, NY 11021	301 NE 6TH ST	1972
360517BC011300	SOONER REDWOOD HOG LLC	2301 W I 44 SERVICE RD STE 100			OKLAHOMA CITY, OK 73112-8766	306 NW 6TH ST	1928
360517BC011301	SOONER REDWOOD HOG LLC	2301 W I 44 SERVICE RD STE 100			OKLAHOMA CITY, OK 73112-8766	306 NW 6TH ST	0
360517BC016800	WARREN, WARD B &	MARTIN, RICHARD F	208 NW 6TH ST., #3		GRANTS PASS, OR 97526	232 NW 6TH ST	1910
360517BC016900	WARREN, WARD B &	MARTIN, RICHARD F	208 NW 6TH ST., #3		GRANTS PASS, OR 97526	230 NW 6TH ST	1910
360517BC017000	CALVERT, JESS R JR	PO BOX 818			GRANTS PASS, OR 97528	220 NW 6TH ST	1909
360518DA002500	WOOLSEY, KIMBERLY A ISHAM &	MASON, JAMES H	386 HORNET LN		GRANTS PASS, OR 97526	223 SW G ST	1965
360518DA002400	WOOLSEY, KIMBERLY A ISHAM &	MASON, JAMES H	386 HORNET LN		GRANTS PASS, OR 97526	221 SW G ST	1979
360518DA002300	HENDRICKS FAM TRUST	%HENDRICKS, DONALD EUGNE &	HENDRICKS, JULIA LUCIA TRUSTEES	1335 NW PROSPECT AVE	GRANTS PASS, OR 97526	211 SW G ST	1900
360518DA003700	ROGUE COMMUNITY COLLEGE DISTRICT	3345 REDWOOD HWY			GRANTS PASS, OR 97527-9298	105 SW 4TH ST	0
360518DA001700	BOYER FAM TRUST, ORIE & DOROTHY	%BOYER, ORIE C &	BOYER, DOROTHY A TRUSTEES	1110 ACACIA LANE	GRANTS PASS, OR 97527	120 SW H ST	1902
360518DA001800	BLECH, ANDREAS &	BLECH, CAROLE	1867 WILLIAMS HWY #270		GRANTS PASS, OR 97527	220 SW 6TH ST	0
360517BC015900	FIRST NATL BANK OF OR NKA &	WELLS FARGO BANK	C/O THOMSON PROPERTY TAX SERVICES	PO BOX 2609	CARLSBAD, CA 92018	205 NE 6TH ST	1956
360517CB006100	KELLER, HWA MEI	928 VALLEY VIEW DR			GRANTS PASS, OR 97526	125 SE G ST	1900
360518DA006700	CALVERT, J R	PO BOX 818			GRANTS PASS, OR 97528	246 SW I ST	1950
360517CB006000	KELLER, HWA MEI	928 VALLEY VIEW DR			GRANTS PASS, OR 97526	125 SE G ST	1900
360518DA006800	CITY OF GRANTS PASS	1755 SIEBERT WAY			GRANTS PASS, OR 97527	232 SW I ST	0
360517CB005900	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	SE G ST	0
360518DA001900	GEISSEL, CHARLES H &	GEISSEL, DIEDRE D	382 ESPEY RD		GRANTS PASS, OR 97527	116 SW H ST	1905
360517CB002100	USA POST OFFICE	132 NW 6TH ST			GRANTS PASS, OR 97526	132 NW 6TH ST	1935
360518DA002200	HENDRICKS FAM TRUST	%HENDRICKS, DONALD EUGNE &	HENDRICKS, JULIA LUCIA TRUSTEES	1335 NW PROSPECT AVE	GRANTS PASS, OR 97526	201 SW G ST	1892
360518DA003100	BRYANT, DAVID L &	FERGUSON, STEVEN S	PO BOX 541		TUJUNGA, CA 91043	213 SW 4TH ST	1925
360518DA003200	OAKLEY, HARVEY W SR &	OAKLEY, KAREN I	3414 HIGHLAND AVE		GRANTS PASS, OR 97526	240 SW H ST	1950
360518DA001200	SNYDER LIVING TRUST	%SNYDER, DAROLD D &	SNYDER, SUE A TRUSTEES	12937 WATERGAP RD	WILLIAMS, OR 97544	147 SW G ST	1900
360517BC015900	FIRST NATL BANK OF OR NKA &	WELLS FARGO BANK	C/O THOMSON PROPERTY TAX SERVICES	PO BOX 2609	CARLSBAD, CA 92018	205 NE 6TH ST	1956
360517BC018200	ROGUE GOLD VENTURES LLC	208 NW 6TH ST STE 3			GRANTS PASS, OR 97526	208 NW 6TH ST	1910
360517BC018000	GORDON, SUE ANN	PO BOX 974			FARMINGTON, ME 04938	214 NW 6TH ST	1893
360517BC018100	RINGS HOLDING COMPANY LLC	C/O MARV RANSON	208 NW 6TH ST #7		GRANTS PASS, OR 97526	210 NW 6TH ST	1893
360517CB002202	PIKE, LEONARD F CREDIT EQUIV TRUST &	PIKE, AUDREY MAXINE & SCHULTZ, LOUIS F JR	C/O UMPQUA BANK/ACCTG 530-1-ACCT	20085 NW TANASBOURNE DR	HILLSBORO, OR 97124	117 NE F ST	0
360518DA003000	BRIGGS, GERALD L &	BRIGGS, BARBARA &	BOYD, LARRY D &	2750 CLOVERLAWN DR	GRANTS PASS, OR 97527	247 SW G ST	1978
360518DA004300	ROGUE COMMUNITY COLLEGE DISTRICT	3345 REDWOOD HWY			GRANTS PASS, OR 97527-9298	214 SW 4TH ST	0
360518DA002900	JENKINS, MICHAEL K &	JENKINS, ROBB S	17990 KINGSTON WAY		CASTRO VALLEY, CA 94546-1129	241 SW G ST	1900
360518DA002800	PAVTAK PARTNERS	PO BOX 636			GRANTS PASS, OR 97528	237 SW G ST	1978
360518DA002890	PREMO, EDWARD A &	PREMO, BARBRA	PO BOX 1371		MERLIN, OR 97532-1371	SW G ST	0
360518DA002700	PREMO, EDWARD A &	PREMO, BARBRA	PO BOX 1371		MERLIN, OR 97532-1371	233 SW G ST	1890
360518DA002600	GRANTS PASS MUSEUM OF ART	PO BOX 966			GRANTS PASS, OR 97528	229 SW G ST	1900
360518DA003300	COLEMAN TRUST, JOSEPH E	%COLEMAN, JEWEL E TRUSTEE &	C/O ROTHROCK FAMILY TRUST	PO BOX 82	GRANTS PASS, OR 97528	232 SW H ST	1900
360518DA003400	MEHRABIAN, ALBERT &	MEHRABIAN, LINDA	1130 ALTA MESA RD		MONTEREY, CA 93940	220 SW H ST	1900
360518DA001100	WEIGEL, NORVAL DEAN &	WEIGEL, SAMMY DOUGLAS	1133 CASHMERE DR		GRANTS PASS, OR 97527	145 SW G ST	1910
360518DA001000	WEIGEL, NORVAL DEAN &	WEIGEL, SAMMY DOUGLAS	1133 CASHMERE DR		GRANTS PASS, OR 97527	139 SW G ST	1910
360518DA003500	BOWEN, JON M &	BOWEN, KATHRYN L	PO BOX 2000		GRANTS PASS, OR 97528	234 SW 5TH ST	1900
360518DA000900	LINDGREN, CHERILYN L	971 SACRED FALLS DR			REDMOND, OR 97756	137 SW G ST	1910
360518DA000800	NORRIS, JOHN C	2808 OLD MILITARY RD			CENTRAL POINT, OR 97502	129 SW G ST	1900
360518DA000700	MACLAREN, ROBERT D	125 SW G ST			GRANTS PASS, OR 97526	125 SW G ST	1900
360518DA000600	BOYER FAM TRUST, ORIE & DOROTHY	%BOYER, ORIE C &	BOYER, DOROTHY A TRUSTEES &	1110 ACACIA LN	GRANTS PASS, OR 97526	121 SW G ST	1890
360518DA000500	N & D PROPERTY MANAGEMENT LLC	PO BOX 2048			GRANTS PASS, OR 97528	115 SW G ST	1900
360518DA000400	STOVER, CRAIG A &	STOVER, TERESA S	1026 NW PROSPECT AVE		GRANTS PASS, OR 97526	111 SW G ST	1900
360518DA000600	MARCUS PROPERTIES LLC	2650 HWY 238			JACKSONVILLE, OR 97530	SW H ST	0

360518DA000300	RUBEN FAM TRUST, DONALD L & JACQUELINE	%RUBEN, DONALD L TRUSTEE	3346 ELMWOOD CT		MEDFORD, OR 97504	208 SW 6TH ST	1965
360518DA001300	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	138 SW H ST	0
360518DA001400	BLECH, ANDREAS &	BLECH, CAROLE	1867 WILLIAMS HWY #270		GRANTS PASS, OR 97527	128 SW H ST	1902
360518DA002000	CALVERT, JESSE R JR &	CALVERT, JESSE R JR TRUSTEE &	CALVERT, JESSE R III	PO BOX 818	GRANTS PASS, OR 97528	234 SW 6TH ST	1893
360518DA007800	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	SE H ST	0
360518DA007200	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	SW I ST	0
360517CB005800	CITY OF GRANTS PASS	C/O OREGON DEPT. OF TRANSPORTATION	RIGHT OF WAY SECTION	417 TRANSPORTATION BLDG	SALEM, OR 97310	141 SE G ST	0
360518DA002100	CALVERT, J R	PO BOX 818			GRANTS PASS, OR 97528	234 SW 6TH ST	1893
360517CB006500	KING REV LIV TRUST, CHARLES L & CORRINE	%KING, CHARLES L &	KING, CORRINE M TRUSTEES	1716 NW SUNVIEW PLACE	GRANTS PASS, OR 97526	221 SE 6TH ST	1900
360517CB005700	CITY OF GRANTS PASS	C/O OREGON DEPT. OF TRANSPORTATION	RIGHT OF WAY SECTION	417 TRANSPORTATION BLDG	SALEM, OR 97310	145 SE G ST	0
360518DA007300	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	SW 5TH ST	0
360517CB006600	BREEDLOVE, GREGORY A &	BREEDLOVE, MYRNA L	PO BOX 1827		GRANTS PASS, OR 97528	227 SE 6TH ST	1900
360517CB006700	WOLKE, DANIEL J &	WOLKE, WILLIAM C	C/O HULL CUMMINGS PROPERTIES	236 NW B ST	GRANTS PASS, OR 97526	235 SE 6TH ST	1905
360518DA007400	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	330 SW I ST	0
360518DA010700	ERN HOLDINGS LLC	3080 SOUTH RIVER RD			GRANTS PASS, OR 97527	243 SW I ST	0
360518DA007900	ROGUE RIVER HARDWARE CO	15086 NW FRANCESCA DR			PORTLAND, OR 97229	333 SW 5TH ST	1951
360518DA010600	ERN HOLDINGS LLC	3080 SOUTH RIVER RD			GRANTS PASS, OR 97527	231 SW I ST	1998
360517CB007000	CALVERT, JESSE R JR &	CALVERT, JESSE R JR TRUSTEE &	CALVERT, JESSE R III	PO BOX 818	GRANTS PASS, OR 97528	144 SE H ST	1921
360518DA008000	ROGUE RIVER HARDWARE CO	15086 NW FRANCESCA DR			PORTLAND, OR 97229	128 SW I ST	0
360518DA010400	ERN HOLDINGS LLC	3080 SOUTH RIVER RD			GRANTS PASS, OR 97527	217 SW I ST	0
360518DA008100	MJP TRIFECTA LLC	1107 SW ERICA DR			GRANTS PASS, OR 97526	324 SW 6TH ST	1899
360518DA010200	OPTIONS FOR SOUTHERN OREGON INC	1215 SW G ST			GRANTS PASS, OR 97526	404 SW 5TH ST	1930
360518DA008300	MJP TRIFECTA LLC	1107 SW ERICA DR			GRANTS PASS, OR 97526	324 SW 6TH ST	1899
360517CB007400	CHAPMAN LOVING TRUST	%CHAPMAN, RICKEY E TRUSTEE	2204 NW CROWN ST		GRANTS PASS, OR 97526-6327	311 SE 6TH ST	1895
360518DA010800	VELASQUEZ, BYRON &	BRANZEI-VELASQUEZ, SYLVIA	242 SW J ST		GRANTS PASS, OR 97526	242 SW J ST	1945
360518DA008200	BLECH, ANDREAS &	BLECH, CAROLE	1867 WILLIAMS HWY #270		GRANTS PASS, OR 97527	328 SW 6TH ST	1912
360517CB007300	CHAPMAN LOVING TRUST	%CHAPMAN, RICKEY E TRUSTEE	2204 NW CROWN ST		GRANTS PASS, OR 97526-6327	311 SE 6TH ST	1895
360517CB007200	FLORES, JOSE MANUEL &	FLORES, ARACELY	1105 NW STARLITE PL		GRANTS PASS, OR 97526	137 SE H ST	1938
360518DA009600	PONTIUS TRUST	%PONTIUS, DOREEN M TRUSTEE	2200 HAMILTON LN		GRANTS PASS, OR 97527	139 SW I ST	1908
360517CB007100	ROGUE MANAGEMENT LLC	3697 FOOTHILL BLVD			GRANTS PASS, OR 97526	143 SE H ST	1938
360518DA010900	RAPLEY, MARK W &	RAPLEY, CHARLENE A	PO BOX 1406		GRANTS PASS, OR 97528	422 SW 5TH ST	2008
360517CB007600	WALKER TRUST, LEE	%WALKER, LEE &	WALKER, JOAN TRUSTEES	235 ALAN LEE RD	GRANTS PASS, OR 97527	321 SE 6TH ST	1908
360518DA009500	US NATL BANK OF PORTLAND 8-0011 -00-26	2800 EAST LAKE ST	LAKE 0012		MINNEAPOLIS, MN 55406	400 SW 6TH ST	1956
360517CB007700	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	SE I ST	0
360518DA013200	TERWILLIGER, RICHARD A &	TERWILLIGER, PAULA S	243 SW J ST		GRANTS PASS, OR 97526	243 SW J ST	1973
360518DA009700	STRINGER, JOYCE J &	RAHBERGER, LINDA J &	WISE, MICHAEL	180 SHETLAND DR	GRANTS PASS, OR 97526	425 SW 5TH ST	1978
360518DA013100	EDIE, TAD A	235 SW J ST			GRANTS PASS, OR 97526	235 SW J ST	1940
360518DA009400	MAFFETT, MICHAEL F &	MAFFETT, BONNIE C	414 SW 6TH ST		GRANTS PASS, OR 97526-2810	414 SW 6TH ST	1905
360518DA013000	BLOSSOM, JUNE	229 SW J ST			GRANTS PASS, OR 97526	229 SW J ST	1945
360518DA009800	DINKEL, FRANK &	DINKEL, CARRIE	261 SW CENTRAL AVE		GRANTS PASS, OR 97526	120 SW J ST	1912
360518DA012900	JOSEPHINE COUNTY HISTORICAL SOCIETY	512 SW 5TH ST			GRANTS PASS, OR 97526-2804	508 SW 5TH ST	1901
360518DA008500	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	123 SE I ST	0
360518DA010100	MASTERS REV TRUST	%MASTERS, ROY &	MASTERS, ANN TRUSTEES	307 NELSON WAY	GRANTS PASS, OR 97526	424 SW 6TH ST	1976
360518DA008800	CALVERT, J R	PO BOX 818			GRANTS PASS, OR 97528	421 SE 6TH ST	1907
360518DA008900	GOSPEL RESCUE MISSION OF GRANTS PASS	PO BOX 190			GRANTS PASS, OR 97528-0015	429 SE 6TH ST	1900
360518DA009000	FRATERNAL ORDER OF EAGLES	AERIE NUMBER 2146	C/O TRUSTEES: SHERMAN DAHL, ET AL	130 SE J STREET	GRANTS PASS, OR 97526	130 SE J ST	1930
360517CB012100	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	NW 6TH ST	0
360518DA000100	CITY OF GRANTS PASS	101 NW A ST			GRANTS PASS, OR 97526-2091	198 SW 6TH ST	1980
360518DA001600	BLECH, ANDREAS &	BLECH, CAROLE	1867 WILLIAMS HWY #270		GRANTS PASS, OR 97527	122 SW H ST	1899
360518DA001500	BLECH, ANDREAS &	BLECH, CAROLE	1867 WILLIAMS HWY #270		GRANTS PASS, OR 97527	126 SW H ST	0

OPT OUT PROPERTIES WITHIN HISTORIC DISTRICT

MAPNUM	NAME	ADDR1	ADDR2	ADDR3	CSZ	SITUS	YR_BLT
360518DA005500	FIRST CHRISTIAN CHURCH OF GRANTS PASS	305 SW H ST			GRANTS PASS, OR 97526	305 SW H ST	1949
360517BC011900	SHREWSBURY PROPERTIES INC	C/O UNITED CAPITAL CORP	9 PARK PL 4TH FLOOR		GREAT NECK, NY 11021	301 NE 6TH ST	1972
360517CB002380	CAUBLE, WALTER L &	CAUBLE, CHRISTOPHER L	111 SE 6TH ST		GRANTS PASS, OR 97526	111 SE 6TH ST	1963
360518DA006400	MARCUS PROPERTIES LLC	2650 HWY 238			JACKSONVILLE, OR 97530	229 SW H ST	1940
360517CB006400	FALL TRUST, MAURICE & MEREDITH	%FALL, MAURICE B &	FALL, MEREDITH D TRUSTEES	435 NE SCENIC DR	GRANTS PASS, OR 97526	217 SE 6TH ST	1903
360517CB002300	JOHNSON TRUST, CARL D	%JOHNSON, CARL D TRUSTEE	PO BOX 910		GRANTS PASS, OR 97528	117 SE 6TH ST	1944
360518DA007700	9TH & I PROPERTIES LLC	1755 SIEBERT WAY			GRANTS PASS, OR 97527	117 SW H ST	1904
360517CB006800	SOCIETY OF ST VINCENT DE PAUL	132 SE H ST			GRANTS PASS, OR 97526-3037	132 SE H ST	1921
360518DA007500	ABRAM, BEVERLY	1678 NW WILLIAMSBURG DR			GRANTS PASS, OR 97526	300 SW 6TH ST 306 SW 6TH ST	1901
360517CB006900	SHAD LIV TRUST, CHARLES E	%SHAD, CHARLES E TRUSTEE	1401 ROGUE RIVER HWY		GOLD HILL, OR 97525	138 SE H ST	1925
360518DA007600	BROWNELL REV TRUST, ROBERT W & DEBORAH	%BROWNELL, ROBERT W &	BROWNELL, DEBORAH L TRUSTEES	911 RIVER OAKS PL	GRANTS PASS, OR 97526	308 SW 6TH ST 310 SW 6TH ST	1906
360517CB007500	I O O F	101 SE H ST			GRANTS PASS, OR 97526-3036	301 SE 6TH ST	1910
360518DA008600	MEHRABIAN, ALBERT &	MEHRABIAN, LINDA	1130 ALTA MESA RD		MONTEREY, CA 93940	401 SE 6TH ST	1917
360518DA010000	HALL, BRYAN R &	HALL, HEIDI A	PO BOX 5037		GRANTS PASS, OR 97527	420 SW 6TH ST	1912
360518DA008700	JONES, GRANT R &	JONES, SCOT G &	JONES, PEGGY LYN	413 SE 6TH ST	GRANTS PASS, OR 97526	409 SE 6TH ST 413 SE 6TH ST	1906
360517CB006200	JOHNSON TRUST, CARL D	%JOHNSON, CARL D TRUSTEE	PO BOX 910		GRANTS PASS, OR 97528	111 SE G ST	1910
360517CB006300	JOHNSON TRUST, CARL D	%JOHNSON, CARL D TRUSTEE	PO BOX 910		GRANTS PASS, OR 97528	201 SE 6TH ST 215 SE 6TH ST 225 SE 6TH ST 231 SE 6TH ST	1949
360518DA000101	FRAN MAR COMPANY	39560 STEVENSON PL #215			FREMONT, CA 94539	144 SW G ST	0

ORDINANCE NO. 16-5676

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GRANTS PASS AMENDING ARTICLE 13 SPECIAL PURPOSE DISTRICTS OF THE DEVELOPMENT CODE TO DESIGNATE THE HISTORIC DISTRICT OVERLAY ON THE ZONING DISTRICT MAP AND TO EXPAND THE HISTORIC SPECIAL PURPOSE DISTRICT.

WHEREAS:

1. The Grants Pass and Urbanizing Area Comprehensive Community Development Plan was adopted December 15, 1982; and
2. The ordinance amends Article 13 Special Purpose Districts of the Development Code to expand the Historic Special Purpose District; and
3. The proposal is consistent with the goals and policies of the Comprehensive Plan; and
4. The applicable criteria from the Development Code are satisfied and approval of the proposal is recommended by the Historical Buildings and Sites Commission to the City Council.

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

Section 1. The amendment to Development Code Article 13 Special Purpose Districts, as set forth in Exhibit 1, is hereby adopted.

Section 2. The Zoning District Map is hereby amended to include the Historic District Overlay, as set forth in Exhibit 2.

ADOPTED by the Council of the City of Grants Pass, Oregon, in regular session this 6th day of April, 2016, with the following specific roll call vote:

AYES: Bouteller, DeYoung, Goodwin, Hannum, Lindsay, Lovelace, Riker, Roler.

NAYS: None

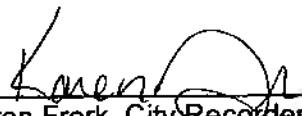
ABSTAIN: None

ABSENT: None

SUBMITTED to and  by the Mayor of the City of Grants Pass, Oregon, this 11 day of April, 2016.

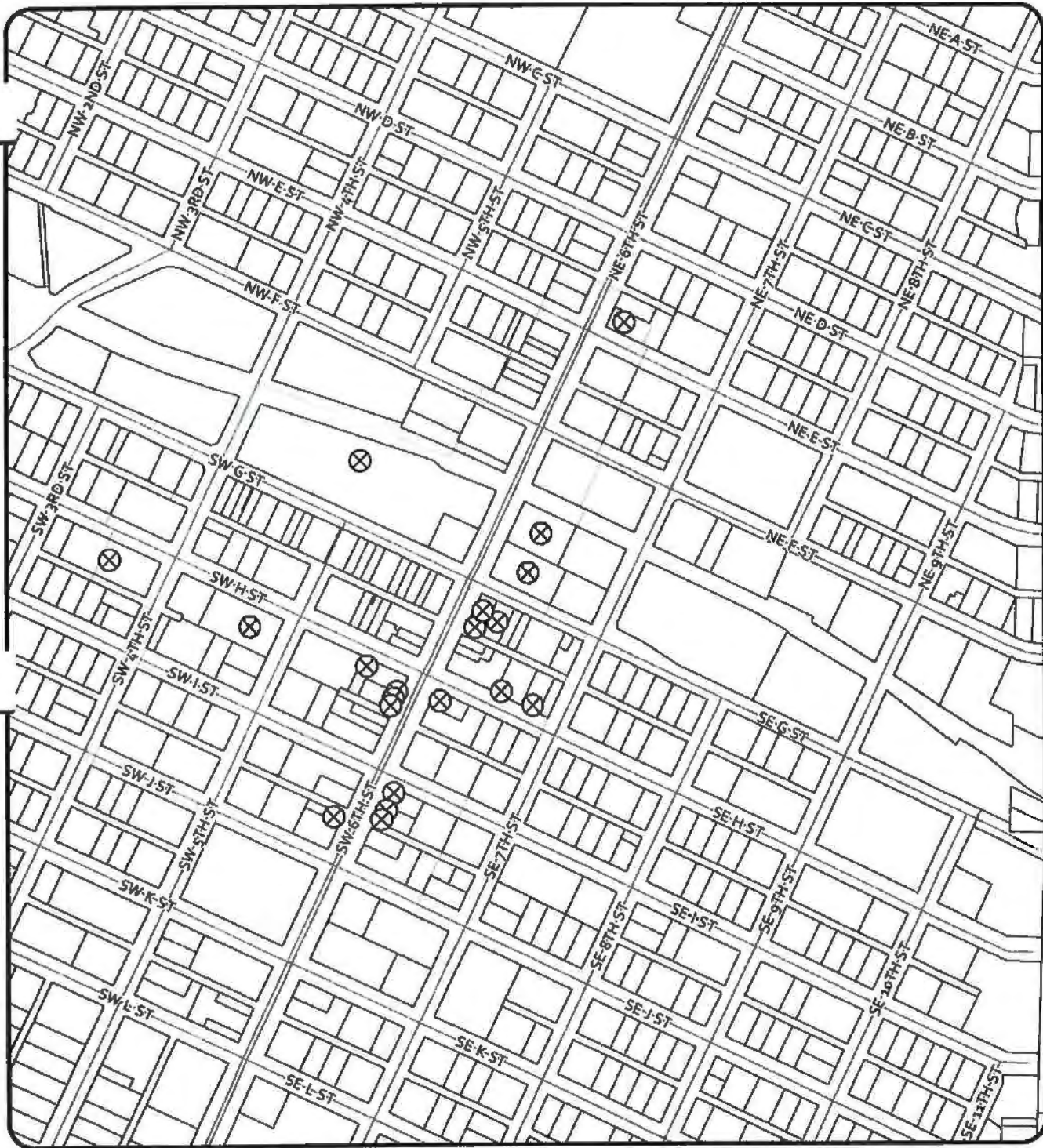

Darin Fowler, Mayor

ATTEST:


Karen Frerk, City Recorder

Date submitted to Mayor: 4/8/16

Approved as to Form, Mark Bartholomew, City Attorney 



City of Grants Pass

Legend



-  Refusal to Consent Property
-  Proposed Historic District

EXHIBIT 2



CITY OF GRANTS PASS
 Parks & Community Development Dept.
 101 Northwest "A" Street
 Grants Pass, OR 97526
 Phone: (541) 450-6060
 Fax: (541) 476-9218
 Web: www.grantspassoregon.gov



April 6, 2016

DISCLAIMER: The Geographic Information Systems (GIS) data made available on the map are developed and maintained by the City of Grants Pass and Josephine County. Every reasonable effort has been made to assure the accuracy of the maps and associated data.

Refusal to Consent to Historic Designation, pursuant to Section 4.046

- 401 SE 6th Street
- 301 NE 6th Street
- 217 SE 6th Street
- 138 SE 'H' Street
- 111 SE 6th Street
- 321 NE 6th Street
- 117 SW H Street
- 111 SE G Street
- 117 SE 6th Street
- 201 – 215 SE 6th Street
- 333 SW 5th Street
- 128 SW I Street
- 132 SE H Street
- 305 SW H Street
- 409 – 413 SE 6th Street
- 229 SW H Street
- 306, 308, 310 SW 6th Street
- 420 SW 6th
- 144 SW G Street

EXHIBIT 2

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

**COMPREHENSIVE PLAN MAP AND ZONE MAP AMENDMENT
HISTORIC DISTRICT EXPANSION
FINDINGS OF FACT- CITY COUNCIL**

Procedure Type:	Type IV: Historic Buildings and Sites Commission Recommendation and City Council Decision
Project Number:	15-40200004
Project Type:	Comprehensive Plan Map and Zone Map Amendment
Applicant:	City of Grants Pass
Planner Assigned:	Justin Gindlesperger
Application Received:	December 24, 2015
Application Complete:	December 24, 2015
Date of Staff Report:	February 11, 2016
Date of HBSC Public Hearing:	February 18, 2016
Date of HBSC Findings of Fact:	March 17, 2016
Date of City Council Staff Report:	March 28, 2016
Date of City Council Hearing:	April 6, 2016
Date of Findings of Fact:	April 20, 2016

I. PROPOSAL:

The proposal is for a Comprehensive Plan Map Amendment and Zoning Map Amendment to expand the Historic Special Purpose District to encompass additional properties within the downtown area in order to enhance the protection of the City's historical features.

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. Sections 4.045 and 13.442 authorize the Historical Buildings and Sites Commission to make a recommendation to the City Council and authorize the City Council to make a final

decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure.

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 Historic Special Purpose District may be amended provided the Criteria in Section 4.045 of the *Development Code* are met.

The text of the Development Code may be recommended for amendment and amended provided the criteria in Section 4.103 of the Development Code are met.

III. APPEAL PROCEDURE:

The City Council's final decision may 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 a Development Code text amendment was submitted and deemed complete on December 24, 2015. The application was processed in accordance with Section 2.060 of the Development Code.
- B. Notice of the proposed amendment was mailed to the Oregon Department of Land Conservation and Development (DLCD) on December 27, 2015, in accordance with ORS 197.610 and OAR Chapter 660-Division 18.
- C. Notice of the February 18, 2016, Historic Buildings and Sites Commission (HBSC) hearing was mailed to potentially interested parties on January 27, 2016.
- D. Public notice of the February 18, 2016, HBSC hearing was published in the newspaper on February 11, 2016, in accordance with Sections 2.053 and 2.063 of the Development Code.
- E. At the February 18, 2016 public hearing, the HBSC made a recommendation in support of the request.
- F. The HBSC signed the Findings of Fact on March 17, 2016.
- G. Notice of the March 16, 2016 City Council public hearing was mailed to potentially interested parties on February 24, 2016.
- H. Public notice of the March 16, 2016 City Council public hearing was published in the newspapers on March 9, 2016, in accordance with Sections 2.053 and 2.063 of the Development Code.
- I. A public hearing was held by the City Council on March 2, 2016. The Council made a motion to reconsider the Historic Design Guidelines on March 16, 2016 and postpone the Historic District Expansion to April 6, 2016.

- J. Notice of the change of date of the public hearing was mailed to potentially interested parties on March 10, 2016.
- K. A public hearing was held by the City Council on April 6, 2016 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 March 28, 2016, City Council staff report and its exhibits, which are attached as Exhibit "A" and incorporated herein.
- B. The minutes of the public hearing held by the City Council on April 6, 2016 are attached as Exhibit "B" and incorporated herein.
- C. The PowerPoint presentation given by staff at the April 6, 2016, City Council hearing is attached as Exhibit "C" and incorporated herein.
- D. Public comments letters are attached as Exhibit "D" and incorporated herein. Letters are from property owners and representatives within the proposed historic district and include Marcus Properties, LLC; Kirchoff Law Offices; Erik and Ann Kruiswyk; Next-Century Properties, LLC; Caveman Plaza Shopping Center, LLC; Bryan and Heidi Hall; Deborah L. Brownell; Robert and Genevieve Brink-Capriola and Mark G. Minnis; Vintage Corporation; The Music Shop, Inc.; Society of St. Vincent de Paul; Lee and Joan Walker; First Christian Church; Rogue River Hardware Enterprises, Inc.; 9th & I Properties, LLC; Linda L. Jordan; Albert and Linda Mehrabian; Robert W. Brutke; Beekman Corporation; Barry Lamontagne; Maurice and Meredith Ball; The Daily Courier; Walter and Christopher Cauble; Lisa Gragg; Ronald and Colene Martin; Charles Shedd; and John Roen.

VI. GENERAL FINDINGS - BACKGROUND AND DISCUSSION:

With increased pressure to convert historic sites and areas to new uses, many cities in Oregon are establishing historic districts to protect the culturally significant sites in their communities. The current Historic District boundaries were approved by the City Council in 2013 to protect the "old town" district along G Street, as identified in Policy 3.50 of the Comprehensive Plan.

The Historic Building and Sites Commission has identified additional resources in the downtown area, outside the current Historic District, that would benefit from expansion of the district. By expanding the Historic District, the City will be able to further preserve and protect the historic features in accordance with Section 13.411 of the Development Code. The expanded district will include properties along NW 6th Street between NW 'D' Street and SW 'J' Street and properties between SW 4th Street and SW 7th Street, south of the existing district.

As part of the proposed expansion, the HBSC recently developed design guidelines for local historic landmark structures and structures within the historic district. The design

guidelines will provide administrative review and approval for exterior improvements that conform to the design guidelines.

The Historic Building and Sites Commission outlined a “walking” historic area that featured additional resources in the downtown area, outside the current Historic District, that would benefit from the proposed expansion. Due to concerns over lack of pedestrian traffic in certain areas of the proposed district, the HBSC is supportive of a revised district boundary as presented by staff.

Any property owner within the proposed expansion may “opt out” of the proposed historic district. As of March 28, 2016, staff received requests for twenty six (26) parcels for refusal to consent to historic designation. Of the twenty six (26) requests, eight (8) are located outside the revised district boundary. The proposed district boundary includes a total of 115 parcels.

VII. FINDINGS IN CONFORMANCE WITH APPLICABLE CRITERIA:

A. For comprehensive plan map amendments, Comprehensive Plan Policy 13.5.4 requires that all of the following criteria be met:

CRITERION (a): Consistency with other findings, goals and policies in the Comprehensive Plan.

CITY COUNCIL Response: Satisfied. The proposal is consistent with the applicable Goals and Policies found in Element 8 ~ Economy and Element 13 ~ Land Use of the Comprehensive Plan for reasons summarized below.

Element 8 – Land Use

Goal: To improve, expand, diversify and stabilize the economic base of the community.

Policy 8.8(e) – “The City shall assist in maintaining the Downtown commercial area as a vital business and office district by encouraging private building owners to maintain and improve their buildings.”

1st Conclusion under Criterion (a):

With increased pressure to convert historic sites and areas to new uses, many cities in Oregon are establishing historic districts to protect the culturally significant sites in their communities. Historic Districts protect and enhance the City’s attractions and downtown core area. Along with protecting the structures and consideration towards complimenting the existing historic fabric of the downtown core area, Historic Districts also stabilize, and improve, property values for structures within those districts, providing incentives for property owners to maintain and improve their buildings.

Element 13. Land Use:

Goal: To provide a vision of the future through maps and policies that shall guide and inform the land use decisions of the present, in such a manner that:

- (d) is responsive to the wishes of the citizens and property owners of the planning area, and

Policy 13.2.4 Other Maps:

The Development Code shall include a Zoning Map that shall include Special Purpose District Maps and Utility Maps, which maps and their criteria and standards shall meet the following basic functions:

- (b) The Special Purpose District Maps and Standards shall determine which special development standards and review procedures, if any, apply to any given development proposal.

Policy 13.2.5 Special Purpose Districts:

Special Purpose Districts shall be adopted to include the following:

- (c) Historic: delineating areas of historic value to the community, whose primary function is to encourage viable and economic use of historic areas while conserving and enhancing the area's historic resources.

2nd Conclusion under Criterion (a):

While zoning is not ideally suited to deal with areas of specific needs, Special Purpose Districts are used to identify special development standards and review procedures. The Historic District serves to safeguard the City's historic, aesthetic and cultural heritage and protect areas or features that represent architectural history. The preservation of historic sites lends a sense of place and renovation of historic buildings can be less expensive than to provide equivalent floor area through new construction.

CRITERION (b): A change in circumstances validated by and supported by the database or proposed changes to the database, which would necessitate a change in findings, goals and policies.

CITY COUNCIL Response: Satisfied. The proposed amendment will not change the database and the underlying zoning will remain in place for the properties within the expanded Historic District. The proposed amendment would amend the plan and zoning map and would not require the amending of findings, goals or policies.

CRITERION (c): Applicable planning goals and guidelines of the State of Oregon.

CITY COUNCIL Response: Satisfied. The proposal is consistent with four (4) of the nineteen (19) applicable statewide planning goals described below:

Goal 1: Citizen Involvement

The proposal is reviewed and noticed according to the requirements for a Type IV-B procedure. Owners of property within the proposed boundary expansion and property owners within two hundred and fifty (250) feet were sent notice of the application. Public notice is posted for both the Historic Building and Sites Commission and City Council hearings in the *Daily Courier* (the local newspaper), on the City of Grants Pass website, www.grantspassoregon.gov and on the first floor of the City Hall building. Such notification provides the public an opportunity to provide written or oral comments on the matter either before or at the hearings.

The City has an acknowledged Citizen Involvement Program adopted under Resolution 1748 that insures the public can actively engage in the planning process.

No comments were received from surrounding property owners during the notice period.

Conclusion: The City's procedures outlined in the *Comprehensive Plan* and *Development Code* pertaining to citizen involvement are being followed. The proposal is consistent with Goal 1 standards and requirements.

Goal 2: Land Use

The Grants Pass *Comprehensive Plan* and *Development Code* outline the planning process to consider a Comprehensive Plan Map Amendment and the Zoning Map Amendment. The process requires the application to be heard by both the Historic Building and Sites Commission and the City Council. The Historic Building and Sites Commission will review the proposal and provide a formal recommendation that will be considered by the City Council for final decision. Specific criteria have been adopted that relate to the proposal. The review bodies will evaluate the proposal against those criteria in order to make a decision.

Conclusion: The application is being reviewed through the City's land use process, making it consistent with the purpose of statewide Goal 2.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

The Historic District serves to safeguard the City's historic, aesthetic and cultural heritage and protect areas or features that represent architectural history. The preservation of historic sites lends a sense of place and renovation of historic buildings can be less expensive than to provide equivalent floor area through new construction.

Conclusion: The proposal to expand the historic district serves the purpose of Goal 5 by adding protections to resources within the current district and incorporating resources into the district.

Goal 9: Economic Development

With increased pressure to convert historic sites and areas to new uses, many cities in Oregon are establishing historic districts to protect the culturally significant sites in their communities. Historic Districts protect and enhance the City's attractions and downtown core area. Along with protecting the structures and consideration towards complimenting the existing historic fabric of the downtown core area, Historic Districts also stabilize, and improve, property values for structures within those districts, providing incentives for property owners to maintain and improve their buildings.

Conclusion: The proposal protects and enhances the City's attractions to tourists and visitors, providing support and stimulus to businesses, thus meeting the standards and requirements of Goal 9.

CRITERION (d): Citizen review and comment.

CITY COUNCIL Response: Satisfied. Public notice of the proposal was mailed to properties within the proposed boundary of the expanded Historic District and surrounding properties in accordance with the Comprehensive Plan and Development Code procedures. No comments were received from property owners during the notice period.

CRITERION (e): Review and comment from affected governmental units and other agencies.

CITY COUNCIL Response: Satisfied. Affected governmental units and agencies were notified.

Notice of the proposal was mailed to the Department of Land Conservation and Development (DLCD) on December 23, 2015. No comments were received.

Notice of the proposal was mailed to Josephine County on December 23, 2015, in accordance with the 1998 Intergovernmental Agreement. The County had no comments.

CRITERION (f): A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan amendment.

CITY COUNCIL Response: Satisfied. Water, sewer, storm, and streets are all present within the proposed Historic District expansion. Therefore, the proposed amendment is in conformance with the Comprehensive Plan.

CRITERION (g): Additional information as required by the review body.

CITY COUNCIL Response: Satisfied. Additional information will be provided upon request of the review body.

CRITERION (h): In lieu of item (b) above, demonstration that the Plan was originally adopted in error.

CITY COUNCIL Response: Not Applicable. There is no indication that the original boundaries were adopted in error.

B. For amendments to the Historic District Special Purpose District Map, Section 4.045 of the City of Grants Pass Development Code requires that all of the following criteria be met:

CRITERION 1: The designation of a District or Landmark serves the purpose of this section.

CITY COUNCIL Response: Satisfied. The Historic District serves to safeguard the City's historic, aesthetic and cultural heritage and protect areas or features that represent architectural history. The proposal to expand the historic district serves the purpose of this section by adding protections to resources within the current district and incorporating resources into the district.

CRITERION 2: The boundaries of a District are adequate and suitable for designation.

CITY COUNCIL Response: Satisfied. The proposed expansion is adequate and suitable for designation to provide additional buffer from non-contributing development that would detract from the historic resources within the district. The expanded district will also incorporate additional historic resources that are located outside of the existing district that will benefit from the same protections as the local Landmarks and structures within the existing historic district.

CRITERION 3: Consideration of the positive and negative effects of the designation upon residents, businesses, or property owners of the area.

CITY COUNCIL Response: Satisfied. The proposed expansion has considered the positive and negative effects of the designation. Expansion of the district will require historic review for modifications to structures within the district boundary. Historic review will only apply to exterior modifications and not affect the allowable uses of the property, as determined by the underlying zoning district. As part of the proposed expansion, the HBSC recently developed design guidelines for local historic landmark structures and structures within the historic district. The design guidelines will provide administrative review and approval for exterior improvements that conform to the design guidelines.

C. The text of the Development Code may be recommended for amendment and amended provided that all of the following criteria of Section 4.103 of the Development Code are met.

CRITERION 1: The proposed amendment is consistent with the purpose of the subject section and article.

CITY COUNCIL Response: Satisfied. The proposed amendment designates the Historic District on the Zoning Overlay Map. The amendment is consistent with the purpose of Article 13 and the other Special Purpose Districts recognized by the Development Code.

CRITERION 2: The proposed amendment is consistent with other provisions of this code.

CITY COUNCIL Response: Satisfied. The proposed text amendment is consistent with the other provisions of the Code and the underlying zoning will remain in place for the properties within the Historic District.

CRITERION 3: The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, and most effectively carries out those goals and policies of all alternatives considered.

CITY COUNCIL Response: Satisfied. The proposed changes are consistent with Element 13, Land Use, of the Comprehensive Plan. The Development Code includes a Zoning Overlay Map that includes a Historic Special Purpose District Map that delineates areas of historic value to the community.

Most Effective Alternative

The alternative to approving the proposal is to retain the existing description of the Historic District. The existing description is not consistent with the proposed expansion and would require amendment to match the proposed boundary. The proposed amendment designates the Historic District on the Zoning Overlay Map and more effectively carries out the goals and policies stated above.

CRITERION 4: The proposed amendment is consistent with the functions, capacities, and performance standards of transportation facilities identified in the Master Transportation Plan.

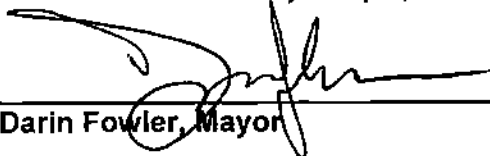
CITY COUNCIL Response: Satisfied. The proposed amendment is not expected to affect the functions, capacities, or performance standards of transportation facilities identified in the Master Transportation Plan (MTP).

VIII. DECISION AND SUMMARY:

The City Council **APPROVED** the Comprehensive Plan Map Amendment and Zoning Map Amendment to expand the Historic Special Purpose District.

The vote was 8-0 with Councilors DeYoung, Lindsay, Lovelace, Riker, Hannum, Roler, Bouteller and Goodwin in favor and none opposed.

IX. FINDINGS APPROVED AND DECISION ADOPTED BY THE GRANTS PASS CITY COUNCIL this 20th day of April, 2016.



Darin Fowler, Mayor

NOTE: *The amendment is legislative and is not subject to the 120-day requirement.*