



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

NOTICE OF ADOPTED AMENDMENT

June 28, 2006



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Baker City Plan Amendment
DLCD File Number 005-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 13, 2006

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Darren Nichols, DLCD Regional Representative
Jennifer Murphy, City of Baker City

<paa> n

DLCD NOTICE OF ADOPTION

DEPT OF

This form must be mailed to DLCD within 5 working days after the final decision per ORS 197.610, OAR Chapter 660 - Division 18

JUN 26 2006

(See reverse side for submittal requirements)

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: Baker City Local File No.: 06-27-01 (If no number, use none)

Date of Adoption: 6/13/06 (Must be filled in) Date Mailed: 6/22/06 (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: November 2005

- Comprehensive Plan Text Amendment
Comprehensive Plan Map Amendment
[X] Land Use Regulation Amendment
Zoning Map Amendment
New Land Use Regulation
Other: (Please Specify Type of Action)

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

In the Central-Commercial zone, pertaining to off-street parking the following will be included: surface-level parking can be accessed from alleys &/or streets; a CUP will be required for surface-level parking on corner lots; surface-level parking allowed on non-corner lots; underground & above-ground parking allowed.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

The initial proposal was to allow off-street parking in this zone on side yards & corner lots - including corner lots being allowed solely for the purpose of off-street parking.

Plan Map Changed from: to

Zone Map Changed from: to

Location: Central-Commercial zone Acres Involved:

Specify Density: Previous: New:

Applicable Statewide Planning Goals: 2 & 1

Was an Exception Adopted? Yes: No: X

DLCD File No.: 005-05 (14833)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: _____

Local Contact: Jennifer Murphy Area Code + Phone Number: (541) 524-2028

Address: P.O. Box 650

City: Baker City Zip Code+4: 97814

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision** per ORS 197.610, OAR Chapter 660 - Division 18.

1. **Send this Form and TWO (2) Copies of the Adopted Amendment to:**

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

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. **Please Note:** Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Larry.French@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 3253

AN ORDINANCE AMENDING ORDINANCE NO. 3216; CHANGING STANDARDS FOR THE USE OF PARKING LOTS IN CENTRAL COMMERCIAL ZONES.

BE IT ORDAINED BY THE CITY OF BAKER CITY, OREGON:

Section 2.2.150(A)(4) and Section 2.2.150(D)(1) of Ordinance No. 3216 is amended to read as follows:

A. Residential Uses.

Higher density residential uses, such as multi-family buildings and attached townhomes, are permitted to encourage housing near employment, shopping and services. All residential developments shall comply with the standards in subsections 1-4 below, which are intended to require mixed use development; conserve the community's supply of commercial land for commercial uses; provide for designs which are compatible with a storefront character; avoid or minimize impacts associated with traffic and parking; and ensure proper management and maintenance of common areas. Residential uses which existed prior to the effective date of this code are exempt from this Section.

4. Parking, Garages, and Driveways. Off-street vehicle parking, including structured parking garages, may be accessed from alleys or from the street, but may not be located on corner lots unless a conditional use permit has been approved. Off-street vehicle parking may be located at surface-level, underground, or placed in structures above the ground floor. Surface-level, off-street parking placed inside of a structure must not be visible from the street, and may only take up the rear thirty percent of the structure. All parking garage entrances facing a street shall be recessed behind the front elevation by a minimum of six feet.

D. Automobile-Oriented Uses and Facilities.

Automobile-oriented uses and facilities, as defined below, shall conform to all of the following standards in the Central-Commercial District. The standards are intended to provide a vibrant storefront character, slow traffic down, and encourage walking.

1. Parking, Garages, and Driveways. Off-street vehicle parking, including structured parking garages, may be accessed from alleys or from the street, but may not be located on corner lots unless a conditional use permit has been approved. Off-street vehicle parking may be located at surface-level, underground, or placed in structures above the ground floor. Surface-level, off-street parking placed inside of a structure must not be visible from the street, and may only take up the rear thirty percent of the structure. All parking garage entrances facing a street shall be recessed behind the front elevation by a minimum of four feet.

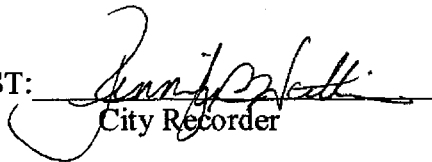
READ for the first time in full this 23rd day of May, 2006.

READ for the second time by title only this 23rd day of May, 2006, upon the unanimous vote of the members present, after the text of the Ordinance was offered to the members of the Council and the press and public for their use during the meeting.

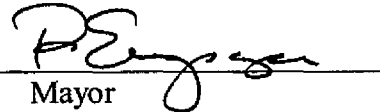
READ for the third time by title only this 13th day of June, 2006, upon the unanimous vote of the members present, after the text of the Ordinance was offered to the members of the Council and the press and public for their use during the meeting.

PASSED by the City Council of the City of Baker City, Oregon and SIGNED by the Mayor of the City of Baker City, Oregon, this 13th day of June, 2006.

ATTEST:


City Recorder

SIGNED:


Mayor