



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

08/30/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Glendale Plan Amendment
DLCD File Number 001-11

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: Thursday, September 15, 2011

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Betty Stanfill, City of Glendale
Angela Lazarean, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

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P**

DEPT OF
AUG 26 2011
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 Glendale**

Local file number: **01-2012**

Date of Adoption: **8/22/2011**

Date Mailed: **8/24/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date:

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".

Amends land use zones to allow additional options in the siting of public utilities in all zones. Allows the waiver of lot size, lot coverage, and setback requirements in granting a conditional use for a public utility.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-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. 001-11 (18911) [16742]

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

City of Glendale

Local Contact: **Betty Stanfill, City Recorder**

Phone: (541) 832-2106 Extension:

Address: **PO Box 361**

Fax Number: **541-832-3221**

City: **Glendale, OR**

Zip: **97442-**

E-mail Address: **glendale@tymewyse.com**

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.

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

Updated April 22, 2011

**CITY OF GLENDALE
ORDINANCE 01-2012**

**AMENDING ORDINANCE 01-2005 TO ALLOW ADDITIONAL OPTIONS IN
THE SITING OF PUBLIC UTILITIES IN ALL ZONES**

The City of Glendale ordains as follows:

Ordinance 01-2005

Definitions

Section 1.1.20

Utility, Public City facilities for water, wastewater and stormwater including, but not limited to pump stations and substations.

CHAPTER 2 – LAND USE DISTRICTS/ZONES

Residential – R Zone

2.2.40 Development Standards for Permitted and Conditional Uses.

A. Lot Size. Except in the Slope Hazard Overlay as defined in Chapter 3, the minimum lot size shall be 5,000 square feet for the first two (2) units, and 2,500 square feet (17.41 units/acre) for each additional unit allowed as a Conditional Use. The minimum lot width shall be 50 feet. The minimum lot depth shall be 100 feet except that in the case of approving a conditional use permit for a public utility and service, lot size requirements do not apply.

B. Lot Coverage. Maximum lot coverage allowed is 50%, except that in the case of approving a conditional use permit for a public utility and service, lot coverage requirements do not apply.

C. Setbacks/Yards. Setbacks shall be measured from the property line. In the case of approving a conditional use permit for a public utility and service, setback/yard requirements may be waived only if it is determined that the waiver will not be detrimental to the purpose of the ordinance, or to other properties in the zone or vicinity in which the property is located.

Commercial – C Zone

2.3.40 Development Standards for Permitted and Conditional Uses.

B. Lot Size. The minimum lot area shall be 1,000 square feet. The minimum lot frontage shall be twenty-five (25) feet for commercial uses. In the case of approving a conditional use permit for a public utility and service, lot size requirements may be waived.

Industrial – I Zone

2.4.50 Development Standards for the I Zone.

A. Lot Size. The minimum lot size shall be 5,000 square feet. The minimum lot frontage shall be fifty (50) feet. In approving a conditional use permit for a public utility and service, lot size requirements do not apply.

Emergency Clause: As the City Council deems the prompt passage of this Ordinance necessary to the public health, safety and welfare of the citizens of the City of Glendale, Oregon, an emergency is hereby declared to exist and this Ordinance shall become effective immediately upon its passage by the Council.

READ IN FULL and ADOPTED BY THE COUNCIL this 22nd day of August, 2011.



Fred Jensen, Mayor

Attest:



Betty Stanfill, City Recorder

RECEIVED
AUG 02 2011

BY:

Grants Pass Daily Courier

P.O. Box 1468, 409 S.E. 7th Street • Grants Pass, Oregon 97528

AFFIDAVIT OF PUBLICATION

State of Oregon)
County of Josephine) ss.

I, William G. Parker, being first duly sworn, depose and say that I am the manager of Courier Publishing Co., printer of the Grants Pass Daily Courier, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Grants Pass, in the aforesaid county and state; that the LEGAL NOTICE, a printed copy of which is herein enclosed, was published in the entire issue of said paper, for two insertions, on the following dates:

July 21, 2011; July 28, 2011.

William G. Parker

LEGAL NOTICE

PUBLIC NOTICE

On August 8th and on August 22nd, at 6:00 PM at Glendale City Hall, 124 Third Street, Glendale, Oregon the Glendale City Council will hold a public hearing on the adoption of Ordinance 01-2012. The City of Glendale has determined that adoption of this ordinance will affect the permissible uses of some properties.

This ordinance will amend the Glendale Zoning and Land Development Ordinance (ZLDO) to allow the governing body the option of waiving requirements for lot size, lot coverage and setbacks in the approval of a conditional use permit for a public utility and service in all zoning districts.

This ordinance will address the special needs of public utilities which were not fully addressed when the Glendale Zoning and Land Development Ordinance was amended in 2004 and will provide language with criteria for public utilities and services that are permitted as conditional uses. Standards for amending the zoning text are set forth in ZLDO, Section 8.0.120, A and B, as follows: the change shall not conflict with the City of Glendale Comprehensive Plan, or alteration of the plan can be justified on the basis that there has been substantial change in the character of the area since the Plan's adoption, thus warranting a change in the plan; that there is a demonstrated public need, that the plan was adopted in error, or that the controlling state law has changed. Testimony should address the standards of Section 8.0.120.

A copy of the proposed Ordinance will be available for public inspection at Glendale City Hall after August 1, 2011. A copy of the proposed Ordinance is available for purchase at a cost of \$2.00. Oral or written testimony on the proposed Ordinance is invited. Written testimony must be received at City Hall prior to 5:00 PM on August 8th, 2011.

Oregon land use law prohibits the appeal of issues not previously raised at a public hearing. If you fail to raise an issue at a public hearing, then you may be prohibited from further appeal on the issue if you do not agree with the decision that is made.

For further information, contact Betty Stanfill at Glendale City Hall, 541-832-2106.

No. 00244773 - July 21 and 28, 2011

Subscribed and sworn to before me this
twenty-eighth day of July, 2011.

Ch Ch

Notary Public of Oregon

My commission expires the thirteenth day of
April, 2015.





City of Glendale

124 Third St. PO Box 361 Glendale, OR 97442

Ph 541-832-2106 Fx 541-832-3221

glendale@tymewyse.com

APPLICATION FOR ZONING AMENDMENT

City File No: _____ Date Application Received: _____ Fee Paid: _____

Please complete this application and return it to City Hall with the correct application fee. If you are unsure about any item on this application, feel free to call or stop by City Hall for assistance. This application must be evaluated for completeness before it can be processed, so please provide all the requested information before returning it to City Hall. Thank you for helping the City of Glendale achieve its community enhancement goals.

Nature of Zoning Ordinance Amendment Requested:

Text Map Both

1. Applicant

Name: City of Glendale Phone: 541-832-2106

Address: PO Box 361, Glendale, OR 97442

Titleholder of Subject Property (if different than applicant)

Name: N/A Phone: _____

Address: _____

Contract Purchaser, Lessee, or Other Party with interest in Subject Property

Name: N/A Phone: _____

Address: _____

2. Subject Property Address and directions to Property:

N/A

3. Assessor's Description of Property

Township: _____ Range: _____ Section: _____ Tax Lot #: _____ Tax Acct. #: _____

4. Present Parcel Size(s) and Use(s):

5. Existing Structures: _____ Residential Units, _____ Commercial Bldgs. _____ Other

6. Existing Physical Characteristics of the Subject Property N/A
 Road Frontages and Access: _____
 Parcel Dimensions: _____
 Utilities and Infrastructure: _____
 Stormwater Drainage: _____
 Topography and Slopes: _____
 Streams, Ponds and Wetlands: _____
 Dominant Ground Cover: _____
 Neighboring Land Uses: _____

7. EXISTING Zoning Map Designations by Parcel: N/A

8. PROPOSED Zoning Map Designations by Parcel: N/A

9. The zoning designation (such as Urban Residential) for any given lot on the Zoning Map should coincide with the most appropriate designation on the Comprehensive Plan Map (i.e. Residential). Because of the need to maintain logical correspondence between the Zoning and Comprehensive Plan Maps, most zone changes require both a Zoning Map amendment and a Comprehensive Plan Map amendment. Answer the following two questions to see if your map amendment proposal requires a Comprehensive Plan Map amendment in addition to a Zoning Map amendment.

N/A

- a. Will your proposed Zoning Map amendment create or perpetuate an inconsistency between the revised Zoning Map designation and the existing Comprehensive Plan Map designation for the same lot(s)? _____
- b. Will the proposed Zoning Map amendment affect land which is outside the present Urban Growth Boundary (UGB)? _____

If the answer to either question is YES, you will also need to complete an application for a Comprehensive Plan amendment. Check with City staff for verification.

10. For Proposed Zoning Ordinance Text Amendments (if applicable), provide the exact text of the existing language which you want the City to remove or replace, along with the appropriate references for locating that text in the Zoning and Land Development Ordinance. Then provide the exact language which you are proposing as a substitute for the removed text. If you propose to insert text only, provide a line or two of the existing text on either side of the insertion point (for context), underline or bracket the new text, and provide appropriate references for locating that portion of text in the Ordinance. *See attached staff report by Shoji Planning, LLC.*

NOTE: The Zoning and Land Development Ordinance is a principal implementation tool of the Comprehensive Plan. Any text change which creates an inconsistency between the Zoning and Land Development Ordinance and the Comprehensive Plan will trigger the requirement for a corresponding Comprehensive Plan amendment. *If the proposed text change is likely to cause such an inconsistency, you will also need to complete an application of a Comprehensive Plan amendment.* City staff can help you determine whether a Comprehensive Plan amendment will be required.

EXISTING Language:

See attached staff report by Shoji Planning, LLC.

PROPOSED Language:

11. Explain exactly why the requested Zoning Ordinance map or text amendment is consistent with the Comprehensive Plan. Reference the specific goals and policies of the Comprehensive Plan for which complete consistency is at all uncertain.

12. Explain clearly how the requested Zoning Ordinance amendment will not adversely impact adjacent properties, your neighborhood or the City in general.

13. Give specific reasons why you believe the requested Zoning Ordinance amendment is in the public interest.

TO: Betty Stanfill, City Clerk
 Mayor Fred Jensen and the Glendale City Council

FROM: Crystal Shoji, AICP
 Glendale City Planner / Shoji Planning, LLC

HEARING DATES: August 8, 2011 and August 22, 2011

SUBJECT: Staff Report for Zone Text Amendment
 Prepared July 15, 2011

The City of Glendale is seeking a zone text change that allows a waiver of the minimum lot size and setback requirements for specific publicly owned utilities and facilities under specific conditions. The purpose of initiating this zone text change at this time is to allow for the placement of a much-needed sewer pump station, and to address a problem that may have resulted from the City’s removal of the Public and Semi-public zone, “P Zone” which was previously determined to be too broad in its application. It was removed from the Zoning and Land

Within this report, words quoted from the Glendale Zoning and Land Development Ordinance (ZLDO) are provided in *italics*. Information that has been prepared or paraphrased by the City Planner is provided in regular font (not italicized).

Development Ordinance in 2004.

City of Glendale Zoning and Land Development Ordinance

8.0.20 Administration.

F. Legislative land use amendments which involve the creation, revision, or large-scale implementation of public policy including the adoption of land use regulations, Glendale Zoning Ordinance text or map amendments, and Comprehensive Plan amendments are considered initially by the Planning Commission who shall provide a recommendation following public notice and a public hearing, with a second public hearing held by the City Council who makes the final decision.

G. All amendments to the Comprehensive Plan, the City of Glendale Zoning Ordinance text or to the official zoning map adopted by the City shall be by ordinance (ORS 227.)

Finding: The proposal is for a text change that has broad application throughout the City as public policy, determined to be a legislative land use amendment. The zone text change will provide specific standards for public utility and service uses that can be applied when such uses are approved as conditional uses.

8.0.30 Authorization to Initiate Amendments to Zoning Ordinance and Zoning Map.

An amendment to the text of this ordinance or to the zoning map may be initiated by the City Council, the Planning Commission, by application of a single property owner as per Section 8.0.50(A), or by a number of property owners in the affected area as per Section 8.0.50(G).

Finding: The Glendale City Council is initiating the amendment.

8.0.50 Applications.

B. All applications under this ordinance shall be submitted on forms provided by the City.

8.0.100 Notice Procedures for Legislative Hearings.

A. Notice of the proposed amendment shall be provided to the Department of Land Conservation and Development 45 days before the initial hearing, and also to other affected local, state and federal agencies. If the City of Glendale determines that there are emergency circumstances requiring expedited review, the City may submit the amendment or new regulation with less than the 45 days' notice. The proposal forwarded shall contain the text and any supplemental information that the City believes is necessary to inform the Department of Land Conservation and Development as to the effect of the proposal (ORS 197).

B. When the City of Glendale determines that the Statewide Planning Goals do not apply to a particular proposed amendment or new regulation, notice under 8.0.100(A) is not required (ORS 197).

C. A copy of the adopted text of any new amendment to the Comprehensive Plan or land use regulation, together with the findings adopted by the City of Glendale shall be submitted to the Department of Land Conservation and Development not later than five working days after the final decision by the City. If the proposed amendment has been substantially amended from that initially sent to the Department of Land Conservation and Development under Section 8.0.100(A), the City shall specify the changes that have been made (ORS 197).

D. Not later than five working days after the final decision, the City of Glendale shall mail or otherwise submit notices to persons who participated in the proceedings leading to the adoption of the amendment and/or requested the City of Glendale in writing that they be given such notice. Such notice shall describe briefly the action taken by the City, state the date of the decision, list the place where and the time when the amendment and findings may be reviewed, and explain the requirements for appealing the action of the City of Glendale under ORS 197.830 to 197.845, and list the locations where the Comprehensive Plan or land use regulation amendment or new land use regulation may be reviewed.

E. Each notice of a public hearing regarding the amendment shall be published at least two times in a newspaper of general circulation in the City during the three weeks just before the final hearing. For each published notice the City Manager/Recorder shall file an affidavit of publication in the newspaper.

Finding: The City of Glendale has determined that the Statewide Planning Goals do not apply to the proposed amendment, and 45-day notice to the Department of Land Conservation and Development is not required.

Finding: The City has not determined that there is an emergency situation, but it is timely to expedite this application; the application will be forwarded to the Department of Land Conservation and Development (DLCD) prior to the public hearings for information purposes.

Finding: The City will provide a copy of the adopted text of any new amendment along with the findings adopted by the City of Glendale to DLCD not later than five working days after the City's final decision.

Finding: Notice of the City Council's public hearing is included as Attachment A.

8.0.110 Public Hearing Procedures for Legislative Hearings.

- A. *The Planning Commission shall conduct a public hearing on the proposed amendment and provide a report and recommendation to the City Council regarding consistency of the proposed amendment with Section 8.0.120, Standards for Amending Zoning Text or Map.*
- B. *Following the Planning Commission hearing and recommendation, the City Council shall conduct a public hearing.*
- C. *At the conclusion of the public hearing the City Council may approve, deny, or refer the proposed amendment to the Planning Commission for reconsideration. Any referral to the Planning Commission by the City Council shall be limited to the specific issue that is to be reconsidered by the Planning Commission, and any testimony before the Planning Commission shall only occur in the context of a public hearing.*
- D. *Any hearing may be continued by oral pronouncement prior to the close of the hearing, and such announcement shall serve as sufficient notice to applicants, adverse parties, and interested persons without recourse to the form and manner of the public notice as provided in this section. The time, date, and location of any continued meeting shall be clearly specified in the oral pronouncement.*

Finding: The City of Glendale does not have a Planning Commission at this time, so it is appropriate for the City Council to conduct their hearing, assuring that all testimony is in the context of the public hearing.

8.0.120 Standards for Amending the Zoning Text or Map.

The following standards and procedures shall be followed in applying for and acting on an amendment to modify or change the zoning text or map:

- A. *The change does not conflict with the City of Glendale Comprehensive Land Use Plan.*
- B. *If the proposed change is not in accord with the City of Glendale Comprehensive Land Use Plan, the Planning Commission and City Council shall seek to determine that alteration of the Plan can be justified on the basis that there has been substantial change*

in the character of the area since the Plan's adoption, thus warranting a change in the plan, that there is demonstrated public need, that the Plan was adopted in error, or that the controlling state law has changed.

Finding: The Comprehensive Land Use Plan, City of Glendale, Oregon Year 1980 – 2000, which has been adopted by the City and acknowledged by the Department of Land Conservation and Development specifically addresses public facilities in the Public Facilities Element, pages 38 – 44, and in the Goals and Policies, Public Facilities and Services, page 64. There does not appear to be any conflicts with the proposed text amendment in reference to public facilities, or any other portions of the Comprehensive Plan.

Finding: The amendment does not conflict with the City of Glendale Comprehensive Land Use Plan, and the amendment will address a public need.

8.0.130 Notice of Action or Decision.

B. *Notice of a legislative decision and the findings supporting the decision must be sent to the Land Conservation and Development Commission and to individuals who requested information relative to that decision.*

Proposed Amendments

Definitions

The proposal is to add a new definition for “public utility and service” to further define the existing language. The existing language (italicized) is proposed to be amended by adding the bold-faced language provided within this section:

Utility and Service. Any plant or equipment owned, managed or controlled all or in part by a corporation, company, individual, association of individuals, or its lessees, trustees or receivers for the conveyance of telephone, telegraph, fax, or computer messages, with or without wires for the transportation as common carriers or for the production, transmission, delivery or furnishing of heat, light, water, or power, directly or indirectly to the public excluding utility substations and radio transmitters.

Utility, Public. City facilities for water, wastewater and stormwater including, but not limited to pump stations and substations.

CHAPTER 2 – LAND USE DISTRICTS/ZONES

The italicized language exists within the ZLDO. The proposal is to add language to all of the Zones. Amend the existing language (italicized) by adding the bold-faced language.

Residential – R Zone

2.2.40 Development Standards for Permitted and Conditional Uses.

A. **Lot Size.** *Except in the Slope Hazard Overlay as defined in Chapter 3, the minimum lot size shall be 5,000 square feet for the first two (3) units, and 2,500 square feet (17.41 units/acre) for each additional unit allowed as a Conditional Use. The minimum lot width shall be 50 feet. The minimum lot depth shall be 100 feet except that in the case of approving a conditional use permit for a public utility and service, lot size requirements do not apply.*

B. Lot Coverage. Maximum lot coverage allowed is 50%, except that in the case of approving a conditional use permit for a public utility and service, lot coverage requirements do not apply.

C. Setbacks/Yards. Setbacks shall be measured from the property line.

5. In the case of approving a conditional use permit for a public utility and service, setback/yard requirements may be waived only if it is determined that the waiver will not be detrimental to the purpose of the ordinance, or to other properties in the zone or vicinity in which the property is located.

Commercial – C Zone

2.3.40 Development Standards for Permitted and Conditional Uses.

B. Lot Size. The minimum lot area shall be 1,000 square feet. The minimum lot frontage shall be twenty-five (25) feet for commercial uses. In the case of approving a conditional use permit for a public utility and service, lot size requirements may be waived.

Industrial – I Zone

2.4.50 Development Standards for the I Zone.

A. Lot Size. The minimum lot size shall be 5,000 square feet. The minimum lot frontage shall be fifty (50) feet. In approving a conditional use permit for a public utility and service, lot size requirements do not apply.

Finding: Special needs of public utilities were not fully addressed when the Glendale Zoning and Land Development Ordinance was amended in 2004, and the amendments will provide language with criteria for public utilities and services that are permitted as conditional uses.

Finding: The new language will address the problem within the current ordinance and provide for special needs of public utilities and services in all zoning districts.

Recommendations

If it pleases the Council, please select one of the following options to proceed:

1. Approve the text amendment as presented.
2. Modify the text amendment by providing additional wording, or removing wording, and making any necessary findings to justify the modified wording.
3. Carry over the public hearing, and request additional information. If the public hearing is carried over, the date and time for the continuation of the hearing should be announced at the August 22, 2011 public hearing so that further public input can be taken; by announcing any continuation date, no new notice of the continued public hearing will be required.

PUBLIC NOTICE

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For further information, contact Betty Stanfill at Glendale City Hall, 541-832-2106.

of Glendale
Box 381
Glendale, Oregon 97442-0361



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Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540

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