



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

05/22/2012

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Wood Village Plan Amendment
DLCD File Number 004-12

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: Monday, June 04, 2012

This amendment was submitted to DLCD for review 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 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: Marie Kizzar, City of Wood Village
Gordon Howard, DLCD Urban Planning Specialist

<paa>



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DATE STAMP

DEPT OF

MAY 15 2012

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 Wood Village**

Local file number: **PA12-04**

Date of Adoption: **5/8/2012**

Date Mailed: **5/14/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 3/27/2012

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".

Amending Definitions Section 250 Commercial/Industrial Mixed Use Zone (C/I) to allow Industrial Service use subject to Conditional Use approval through the Wood Village Planning Commission hearing process. The amendment would allow conditional uses for firms engaged in repair or servicing of industrial, business or consumer machinery, equipment products or by-products, as well as office and yard for contractors and building maintenance services.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **N/A**

to:

Zone Map Changed from: **N/A**

to:

Location: **not site specific**

Acres Involved: **76**

Specify Density: Previous: **N/A**

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

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. 004-12 (19260) [17045]

DLCD file No. _____

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

Oregon DEQ, Metro, Multnomah County, City of Troutdale, City of Fairview

Local Contact: **Marie Kizzar**

Phone: (503) 489-6859 Extension:

Address: **2055 NE 238th Drive**

Fax Number: **503-669-8723**

City: **Wood Village**

Zip: **97060-**

E-mail Address: **kizzar@ci.wood-village.or.us**

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.

ORDINANCE NUMBER 08-2012

AN ORDINANCE AMENDING THE WOOD VILLAGE ZONING AND DEVELOPMENT CODE TO INCLUDE LIMITED CONDITIONAL USES FOR INDUSTRIAL SERVICE IN THE ZONE

WHEREAS, The City Council authorized the potential amendment of the C/I zone at their meeting of March 22, 2012, and

WHEREAS, The Planning Commission has reviewed a proposal to include one category of conditional use in the zone authorized uses, with limitations, and

WHEREAS, The City Council and the Planning Commission have found the facts necessary to complete the requirements for the amendment of the Wood Village Zoning and Development Code.

THE CITY OF WOOD VILLAGE ORDAINS AS FOLLOWS:

Section 1. Table 250-1 of the Wood Village Zoning and Development Code is revised and amended as follows:

Table 250-1	
Uses in Commercial/Industrial Mixed Use Zone	
	C/I
RESIDENTIAL CATEGORY	
Household Living	N
Group Living	N
COMMERCIAL CATEGORIES	
Retail Sales and Service	Y(2)
Office	Y(2)
Quick Vehicle Servicing	Y(2)
Vehicle Repair	N
Self Service Storage	N
Commercial Recreation	CU
Major Event Entertainment	CU
Hotel or Motel	Y
INDUSTRIAL CATEGORIES	
Manufacturing and Production	Y
Warehouse and Freight Movement	N
Wholesale Sales	Y
Industrial Service	<u>N CU/L⁽²⁾</u>
Light manufacturing, processing, fabrication, packaging, assembly, and experimental, research, testing or development facilities	Y
Waste Related	N
INSTITUTIONAL CATEGORIES	

Basic Utilities	Y
Community Service	CU
Parks and Open Space	CU
Schools	N
Colleges	N
Medical Centers	CU
Religious Institutions	N
Daycare	CU/L ⁽²⁾
Essential Service Provider	N
OTHER CATEGORIES	
Radio and TV Broadcast Facilities	Y
Railroad Lines and Utility Corridors	Y

Y = Yes, Permitted Use

CU = Conditional Use Review Required

N = No, Prohibited Use

L = Permitted, but Subject to Limitations

L⁽²⁾ See Section 250.200 D for use limitation

L⁽²⁾ Not more than 20% of the total land area zoned C/I is permitted to receive Industrial Service Conditional Use designation

Section 2. Section 710.300 is amended as follows:

710.300 INDUSTRIAL SERVICE

- A. Characteristics.** Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.
- B. Accessory Activities.** Accessory activities may include office, parking, storage, and rail spur or lead lines.
- C. Examples.** Examples include welding shops; machine shops; tool repair; electric motor repair; repair of specific or professional instruments; sales, repair storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck stops; building, heating, plumbing or recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.
- D. Exceptions.** (1) Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored at the site, and fabrication or similar work is not carried on at the site.
 (2) Hotels, restaurants and other services which are part of a truck stop are considered accessory to the truck stop.
 (3) In the C/I zone, auto and truck stops are not authorized as a conditional use.

Section 3: Codification. The table 250-1 will be replaced in the Zoning and Development Code with the table included in Section 1, and Section 710.300 will be replaced entirely with the provisions of Section 2 of this ordinance.

UPON UNANIMOUS CONSENT OF THE CITY COUNCIL, THERE BEING PERSENT A QUORUM, READ BY TITLE ONLY THIS 8TH DAY OF MAY, 2012.

READ A SECOND TIME BY TITLE ONLY THIS 8TH DAY OF MAY, 2012, WITH UNANIMOUS CONSENT OF ALL MEMERS OF THE CITY COUNCIL, THERE BEING PRESENT A QUORUM.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOOD VILLAGE, OREGON, THIS 8TH DAY OF MAY 2012.

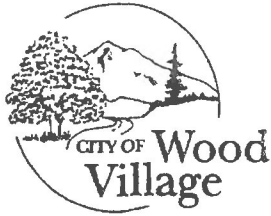
Motion to approve by _____; seconded by _____ and adopted this 8th day of MAY, 2012.

YEAS _____ NAYS _____

PATRICIA SMITH, MAYOR
CITY OF WOOD VILLAGE

ATTEST:

GREG DIRKS
CITY RECORDER



Staff Report

Proposed Amendment to the C/I Zone

TO: Mayor and City Council

FROM: Bill Peterson, Marie Kizzar

DATE: 2 May, 2012

SUBJECT: Proposed Amendment to the Commercial/Industrial Mixed Use Zone

Requested Action:

Adopt the Ordinance authorizing a limited conditional use area in the C/I zone. The Planning Commission modified the proposal significantly and recommends the modified conditional use ordinance to the City Council for Adoption on a 5 – 0 vote from the Commission.

I. Application Data

Request: City File # PA 12-04 Zoning Code Amendments. See attached Summary of amendments. This is a request by the City to amend the Wood Village Zoning and Development Code as follows:

- **Section 250-1 Uses in Commercial/Industrial Mixed Use Zone** would be amended to permit a conditional use for Industrial Service in the Zone.
- A. Public Hearings:** The Planning Commission held a hearing on May 1, 2012 and the City Council will hold a hearing on May 8, 2012.
- B. Location:** The proposed amendments apply to property in the Commercial/Industrial (C/I) Zone, a total area of in excess of 75 acres.

Comprehensive Plan and Zoning Code Amendment Review Criteria

- Section 670.010 Zoning Code Amendments
- Statewide Planning Goal 1 Citizen Participation; Goal 2 Land Use Planning; Goal 9 Economy, Goal 12 Transportation
- Wood Village Comprehensive Plan: Citizen Involvement; Economy & Housing goals and policies
- “A Vision of Wood Village in 2020”

Exhibits

- Summary of Amendment

II. Findings of Fact

A. Purpose and Summary of Amendments

Periodically, City staff or City officials are approached by land owners with the assertion that elements of the Wood Village Zoning and Development Code are out-of-date, undesirable or impractical. In this instance, the City Council was approached during their meeting of February 14, 2012, by representatives from a property concerning the inability to utilize their property for certain kinds of land uses. While the representative of the owner, and the owner, characterized the inability to use the land as efforts from our local government to impede specific land uses, the reality is that the land use code in Wood Village was significantly modified in June of 2009.

The changes to the Commercial/Industrial Zone area that includes lands along Sandy Boulevard included limitations on land uses to attempt to maximize the employment and economic potential of the land. The analysis of the changes focused on the Columbia Cascade River District plan recommendations for lands and the METRO Title 4 provisions to restrict land uses in areas that have significant industrial lands. Properties along the northerly side of Sandy Boulevard are identified on the Title 4 inventory of significant industrial lands by METRO, and included in the Title 4 Inventory.

The Planning Commission spent most of five months in 2009 reviewing a series of potential amendments to the Wood Village code. The Commission recommended amendments to the City Council, and the Council members indicated a general agreement with the concept of limiting land uses to optimize the potential for land to be utilized for high employment, high investment activities. A series of amendments to the proposed code were made by the Council during their hearing in June of 2009, including eliminating warehousing and distribution from Manufacturing zones (including Commercial/Industrial zone) along with Industrial Service uses.

The guidance for use of employment lands urges local governments to preserve these lands for significant job and investment producing activities. Manufacturing, food processing, light manufacturing, and similar land uses are identified as the optimal use for these designated lands, and the local governments are urged to restrict land uses to assure that other types and styles of land use do not consume the limited supplies of such lands present in the Portland Metropolitan area.

A recent evaluation of potential industrial sites was conducted by the Port of Portland to update the Title 4 inventory of significant industrial lands. The parcels north of Sandy in Wood Village were considered too small, and accumulation of sufficient land size too difficult, to be rated among the top 100 sites in the region. This literally means that restricting the zoned uses on these lands is a potential public benefit in the very long term, however, in the foreseeable future; the consumption of these sorts of parcels for industrial development is unlikely.

Public notice of the subject amendments has been mailed to properties in the City zoned Commercial/Industrial and has been posted in five places in the City to encourage public input of these legislative amendments. The Department of Land Conservation and Development has received copies of the draft amendments and all the background reports, as well as notice of the initial hearing. ODOT, Multnomah County and Metro have received

notice of the amendments. We received comment from the Oregon Department of Transportation expressing concerns with the potential traffic generation of some of the potential land uses that could be authorized with this amendment. The Planning Commission took action to limit the conditional use proposal to not more than 20% of the total land area within the zone. This is coupled with the elimination of one potential land use, truck and auto stops, to mitigate the potential traffic impacts of the proposed changes.

B. Analysis of Compliance with Statewide Planning Goals and the Wood Village Vision and Comprehensive Plan Policies

1. Citizen Involvement: The Wood Village Comprehensive Plan (page 13) “insures opportunity for citizens to participate in all phases of the planning process.” The City finds that proper public notice, property mailings and at least two public hearings were open to the public to satisfy this goal.

2. Goal 2 Land Use Planning: LCDC Goal 2 requires that Comprehensive Plans shall provide the basis for specific implementation measures and that these measures shall be consistent with and adequate to carry out the plan. Implementing ordinances shall be adopted by the governing body after public hearings and shall be reviewed and, as needed, revised on a periodic basis.

The City Zoning and Development Code provide the implementing measures to carry out the Comprehensive Plan. The primary local comprehensive plan provisions applicable to this action are contained in Goal 9, Economic Development, however, nothing in this action is incompatible with the goals identified in land use planning, air water and land resources as contained in goals 5, 9, and 10 as contained on page 17 of the Wood Village Comprehensive Plan.

Subject to proper notice and at least two public hearings, Staff finds that the subject amendments are necessary to properly implement the intent of the applicable zoning district.

3. Goal 9, Economic Development, “To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of Oregon’s Citizens”.

In the case of the subject amendment, measures are designed to assure industrial lands remain primarily utilized as employment lands, and that both the City Comprehensive Plan policy 7 and 8 on page 24 of the Comprehensive Plan, goals to encourage a mix of commercial and industrial and to encourage new employment opportunities have been evaluated as a part of this proposed amendment.

The City finds that the subject amendment satisfies the requirements for employment land preservation and industrial lands targets as identified in the regional planning guidelines. It must be noted that this land use enabled as a conditional use in this amendment will have a lower employment projection and lower investment levels than those initially selected in the rewriting of this land use code in 2009, however, the conditional use character of the amendment will allow discretion to the reviewing Planning Commission to maximize economic output from proposed land uses.

4. Goal 12, Transportation, “To provide and encourage a safe, convenient and economic transportation system”.

This specific amendment will potentially reduce the total number of employment related trips to the subject lands, and have minimal impacts on the potential character of transportation uses, specifically freight and service vehicles. The amendment is limited to not more than 20% of the total land area within the zone, and further limited by eliminating the industrial service land use example of auto and truck stops. The remaining specific transportation impacts, as estimated by ITE, are at or below the authorized land uses in place prior to amendment.

The City finds that the proposed amendment will have the probable outcome of reducing transportation demand on area facilities.

C. Section 670 Zoning Code Amendment Criteria

The Code provides that amendments to modify regulations will be approved if the City finds that the following criteria are met:

1. The proposed amendment better achieves the goals and policies of the Comprehensive Plan and the existing regulatory language.

FINDINGS: The City finds that based on the Plan analysis above, the subject amendments can be found to better achieve relevant goals and policies, enabling industrial service uses on a conditional basis in the C/I zone.

2. The proposed amendments are consistent with the Zoning and Development Code purposes and with the purpose statement for the base zone, special district, additional use regulation, or development regulation for which the amendment is proposed.

The stated purpose of the C/I zone is as follows:

250.100 **Purpose.** The mixed use zone is specifically designed to encourage a variety of freeway oriented uses which improve the economic vitality of the city. The development standards provide flexibility while ensuring compatibility of adjacent uses.

The range of land uses north of Sandy Blvd are identified in the inventory of significant industrial lands under METRO Title 4, with protections urged to local governments to assure these lands are utilized for employment purposes. The amendment will enable the use of lands in support of industrial land uses on adjacent lands.

FINDINGS: The amendment will meet the purpose of the zone, the underlying additional use regulations and permit employment lands to be productively utilized.

3. Proposals which significantly affect a transportation facility shall assure that allowed uses are consistent with the function, capacity and level of service of the facility identified in the City, County and Regional Transportation Plans.

FINDINGS: The City finds the draft amendment, as modified by the changes made by the planning commission to limit the land use category by eliminating auto and truck stops from consideration and by assuring the total area of use in Industrial Service will not

exceed 20% of the total land area in the zone, does not impact the function, capacity or level of service of streets in the City and will remain consistent with state, regional and city transportation plans. The character of use included in the Industrial Service category is less intense than those authorized in the underlying zone. Evaluation of the traffic generation potential for the most intense of the potential land uses authorized in the zone indicates that industrial service land uses will generate significantly lower traffic volumes than retail sales, quick vehicle servicing, and large employment manufacturing facilities. This amendment will permit a land use category in the zone that will have lower net traffic demands than those currently authorized.

III. RECOMMENDATION

Based on the above findings of fact, public testimony and recommended modifications to the attached Summary of Amendments dated March 28, 2012, the subject amendment is recommended to be forwarded to City Council for approval, as modified by the Planning Commission.

City Council Goals Affected

City Council Goal 1 A safe, clean, livable community with a sense of pride, quality housing, and strong identity and Goal 4 Long-term financial stability, economic vitality and growth are affected by this action.

Alternatives

The alternatives are to:

1. Take no action or deny the proposed amendment.
2. Continue the hearing or establish special meetings to review the proposal.
3. Modify the proposal in a manner consistent with the required findings.
4. Adopt the Ordinance.

Fiscal Impact

The initial impact of a zoning modification is zero. The long term impact of this zoning change will be to modify the character and value of potential development in the zone. This proposal will authorize land uses with lower employment potential and lower net value estimates than those authorized in the zone without amendment. Due to the parcelization of some of the property in the zone, this will enable short term development of the property, enhancing the tax base and employment in the City, with land uses that are anticipated to have shorter duration.

Proposed City Council Motion:

I move to read ordinance number 08-2012 by title only, first reading.

Followed by a motion to read ordinance number 08-2012 by title only, second reading.

I move to adopt ordinance number 08-2012.

Summary of Amendment
March 28, 2012

The Table of allowed, conditional and limited uses in the zone would be amended as follows:

Table 250-1 Uses in Commercial/Industrial Mixed Use Zone	
	C/I
RESIDENTIAL CATEGORY	
Household Living	N
Group Living	N
COMMERCIAL CATEGORIES	
Retail Sales and Service	Y(2)
Office	Y(2)
Quick Vehicle Servicing	Y(2)
Vehicle Repair	N
Self Service Storage	N
Commercial Recreation	CU
Major Event Entertainment	CU
Hotel or Motel	Y
INDUSTRIAL CATEGORIES	
Manufacturing and Production	Y
Warehouse and Freight Movement	N
Wholesale Sales	Y
Industrial Service	N CU/L ⁽²⁾
Light manufacturing, processing, fabrication, packaging, assembly, and experimental, research, testing or development facilities	Y
Waste Related	N
INSTITUTIONAL CATEGORIES	
Basic Utilities	Y
Community Service	CU
Parks and Open Space	CU
Schools	N
Colleges	N
Medical Centers	CU
Religious Institutions	N
Daycare	CU/L ⁽²⁾
Essential Service Provider	N
OTHER CATEGORIES	
Radio and TV Broadcast Facilities	Y
Railroad Lines and Utility Corridors	Y

Y = Yes, Permitted Use

N = No, Prohibited Use

L⁽²⁾ See Section 250.200 D for use limitation

CU = Conditional Use Review Required

L = Permitted, but Subject to Limitations

L⁽²⁾ Not more than 20% of the total land area zoned C/I is permitted to receive Industrial Service Conditional Use designation

The proposal would permit industrial servicing to occur as a conditional use in the zone. Industrial servicing is defined in the code as follows:

“Characteristics. Industrial Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

Accessory Activities. Accessory activities may include office, parking, storage, and rail spur or lead lines.

Examples. Examples include welding shops; machine shops; tool repair; electric motor repair; repair of specific or professional instruments; sales, repair storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck stops; building, heating, plumbing or recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

Exceptions. (1) Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored at the site, and fabrication or similar work is not carried on at the site.

(2) Hotels, restaurants and other services which are part of a truck stop are considered accessory to the truck stop.

(3) In the C/I zone, auto and truck stops are not authorized as a conditional use.

The intent of the amendment is to allow conditional uses directly supportive of industrial land use to optimize the opportunity for land to be utilized for employment activities in support of industrial development.



Mayor
Patricia Smith

Council President
Mark Clark

Councilors
Stanley Dirks

Timothy Clark

Scott Harden

LETTER OF TRANSMITTAL

Date: May 14, 2012

Project/Subject Name: Form 2 DLCD Notice of Adoption

Project/Subject Address: Zoning Code Amendment – Section 250

Sent to:

Attention:
Plan Amendment Specialist
Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem OR 97301-2540

DEPT OF

MAY 15 2012

LAND CONSERVATION
AND DEVELOPMENT

These are transmitted as checked below:

- | | | |
|---|---|--|
| <input type="checkbox"/> For signature | <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted |
| X For your use | <input type="checkbox"/> As requested | <input type="checkbox"/> Approved as noted |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> Returned for corrections | |
| <input type="checkbox"/> Requested information | <input type="checkbox"/> Other: | |

Documents enclosed are:

Form 2 DLCD Notice of Adoption
May 2nd, 2012 Staff Report to City Council
Ordinance 8-2012

Sender Signature:  _____

Marie Kizzar, Public Works, Planning and Permits

Contact Phone Number: 503-489-6859



DEPT OF

MAY 15 2012

LAND CONSERVATION
AND DEVELOPMENT

**THE CITY OF WOOD VILLAGE
2055 NE 238TH DRIVE
WOOD VILLAGE OR 97060**

TO

**Attention:
Plan Amendment Specialist
Dept of Land Conservation
and Development
635 Capitol Street NE, Suite 150
Salem OR 97301-2540**