



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: August 31, 2015
Jurisdiction: City of Cave Junction
Local file no.: ZC-239-15-16
DLCD file no.: 002-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/28/2015. 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 40 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



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 002-15 {23875}
Received: 8/28/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Cave Junction

Local file no.: **ZC-239-15-16**

Date of adoption: 08/24/15

Date sent: 8/26/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 06/2915

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Helen Early

Phone: 541-5992-2156

E-mail: cjplanning@cavenet.com

Street address: PO Box 1396

City: Cave Junction

Zip: 97523-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Commercial to Single Family Residential 11.92 acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 39-08-21-DA TL 900

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Commercial	to Single Family Residential	Acres: .96
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 39-08-21-DA TL 900

List affected state or federal agencies, local governments and special districts: Illinois Valley Fire District

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The rear portion (approximately 450 ft) of the Commercial property is vacant and is surrounded by residential properties. Future commercial development of the rear portion is not planned, and residential use is desired by owner and residential neighbors.

ORDINANCE NO. 544

AN ORDINANCE AMENDING ORDINANCE NO. 242 REGARDING THE BOUNDARIES OF THE ZONING MAP AND AMENDING THE CAVE JUNCTION COMPREHENSIVE PLAN MAP OF CAVE JUNCTION, OREGON.

WHEREAS, the Common Council of the City of Cave Junction approved the zone change requested by Illinois Valley Medical Center for the southerly half portion (435 ft) of property located at 319 Caves Ave, more particularly described as Assessor's Map 39-08-21-DA, Tax Lot 900.

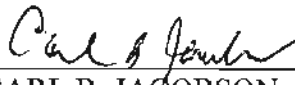
THE CITY OF CAVE JUNCTION ORDAINS AS FOLLOWS:

Section 1: The parcel of land identified as the southerly half portion of Assessor's Map 39-08-21-DA, Tax Lot 900 is hereby re-zoned from City of Cave Junction Zone Commercial (C) to City of Cave Junction Single Family Residential (SR) the City Zoning Map is hereby amended.

Section 2: The map entitled "Zoning Map of Cave Junction" and identified as Exhibit "A" of Ordinance No. 242 and the Comprehensive Plan Map are amended to include the above described property.

PASSED by the Common Council of the City of Cave Junction this 24th day of August, 2015.

SUBMITTED TO AND APPROVED by the Mayor of the City of Cave Junction this 25th day of August, 2015

Signed: 
CARL B. JACOBSON, JR., Mayor

Attest: 
RYAN L. NOLAN, Recorder

EXHIBIT "A" of Ordinance 544

Parcel: Assessor's Map 39-08-21-DA

Tax Lot 900.

319 Caves Highway

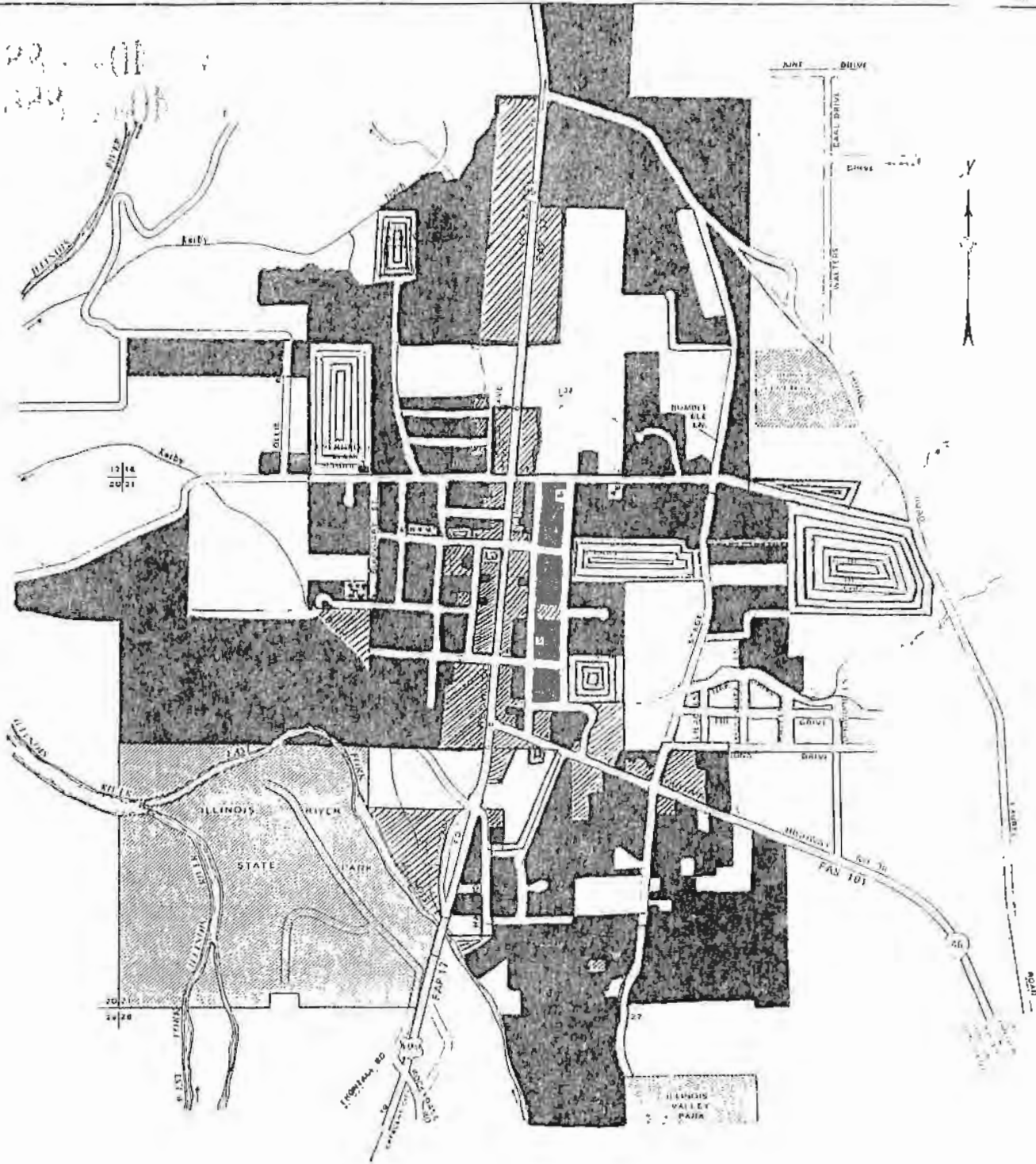
LEGAL DESCRIPTION:
EXHIBIT "B" of Ordinance 544

Parcel: Assessor's Map: 39-08-21-DA

Tax Lot: 900

LEGAL DESCRIPTION: Beginning at a 5/8" iron rod on the north east line of 39-08-21-DA Tax Lot 900, then in a Southerly direction from the south line of Caves Highway, 435.6 feet; thence Westerly 102.32 feet more or less to the west line of subject property; thence Southerly 436.12 feet more or less to an 5/8 iron rod which is the Southwest corner of subject property; thence Easterly 102.32 feet more or less to an iron rod which is the SE corner of subject property; thence Northerly 436.12 feet more or less to the point of beginning.

3



ANNEXATIONS
Legend

- Residential
- Multi-Residential
- Commercial
- Public and Quasi-Public



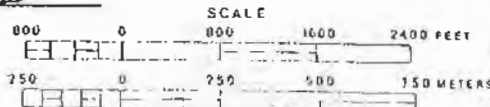
Irvin R. Whiting
Irvin R. Whiting, Mayor

Bud Phillipp
Bud Phillipp, Recorder

CAVE JUNCTION

JOSEPHINE COUNTY OREGON
INCORPORATED 1911
UNINCORPORATED AREA
RECEIVED APRIL 1977

Revised April 1977
Population 697



T. 39S., R. 09W., W.M.

March 18, 1983

name and title only. The second reading is scheduled for August 24th.

**PUBLIC HEARING – COMPREHENSIVE PLAN AMENDMENT/ZONE CHANGE
REQUEST BY ILLINOIS VALLEY MEDICAL CENTER – (319 Caves Highway)**

The Mayor opened the public hearing regarding the proposed zone change. Councilor Gardiner abstained, since he is on the Illinois Valley Wellness Resources board (new name). Dick Converse, the City's contract planner, corrected an error on the first page of the staff report that this is also a *Comprehensive Plan Map Amendment and Zone Change*. He noted that the criteria for approval remains the same throughout the staff report. He noted that the notices to the Department of Land Conservation and Development's (DLCDD) and property owners were accurate. Mr. Converse stated that this is a long and narrow (100 ft wide x 900 ft long) parcel. The property is zoned Commercial with a Commercial designation in the City's Comprehensive Plan. The rear portion of the lot is surrounded by Residential zoning, and the front portion by Commercial zoning. The applicants are requesting to break off the back part, vacate the street plug and consolidate the property into the two existing residential parcels at the end of Wells Drive. The vacation of the street plug will take a separate Council hearing with property owner notification. He reiterated that this is not a request to create new lots. Mr. Converse reviewed the report criteria, findings, structures, existing/future commercial parking, and noted the actual reduction in traffic. He stated that if the Zone Change and street plug are approved, the applicant will proceed with a Property Lot Line Adjustment, which staff will process and approve. The staff conclusion is that application satisfies the criteria. He also recommended that the applicant's commercial lots to the east be considered for future parking.

Councilor Miller and Bosch received clarification that the Commercial portion of the property will have access off of Caves Highway and the two back parcels will have access from Wells Drive. Councilor Dalegowski received clarification about the lot configuration, once the property line adjustment is completed. Councilor Gardiner added that the result of the zone change and lot line adjustment will take care of the past problems on the back lot and is a "win-win" for everyone.

Bill Reid, represented the IV Wellness Board as their realtor for the sale of the two lots on Wells Drive. He restated the applicant's request for the zone change, street plug vacation and property line adjustment, along with a survey.

Sally Palmer, 4203 Caves Highway, received clarification about the lot configuration and that no new lots were being created.

Phillip Salfen, 358 Wells Drive, spoke in favor of the Zone Change, lot line adjustment, and vacation of the street plug. He hoped that development of the lots would stop transients and vehicle traffic between Wells Drive and Sherwood Ave.

Dick Worden, 216 South Old Stage Rd. asked if the lot line adjustment incorporated the pavement behind the building. Mr. Converse said that the rear building will retain 10 parking spaces.

The Mayor closed the public hearing and reconvened the regular meeting. Councilor Dalegowski made a motion to approve the Comprehensive Plan Amendment and Zone Change, with attached corrected conditions. The motion carried 4-0 on a roll-call vote with Councilors Bosch, Miller, Dalegowski and Mayor Jacobson voting in assent. Councilor Gardiner abstained.

ORDINANCE 544 – AMENDING ZONING MAP (319 Caves Hwy) {1st reading}

The clerk read the Ordinance and attachment B once in full and once by name and title only. Mr. Converse stated that the Ordinance should be corrected to reflect that it is a **COMPREHENSIVE PLAN AMENDMENT AMENDING THE ZONING MAP**.

RESOLUTION NO. 796 – SPECIAL CITY ALLOTMENT (West River Street, from Redwood Highway to West of North Sawyer) – The Mayor read the proposed resolution once in full and once by name and title only. Councilor Miller asked and received clarification of the improvement location. Councilor Miller made a motion to approve Resolution 796. The motion carried on a roll call vote 5-0 with Councilors Bosch, Miller, Dalegowski, Gardiner and Mayor Jacobson voting in assent.

Christine Gardiner, 420 W. River St., asked to comment on Resolution No. 796. She thanked the Council for partnering with the Oregon Department of Transportation (ODOT). She requested that this improvement be incorporated into the City's Transportation Plan's commitment for a bicycle route on W. River St., from Highway 199 to the elementary school. A bicycle lane corridor is vital to safety. She also wanted the Council to be aware of the late night, 60 mph speedway on W. River St.

NUISANCE ABATEMENT: Roaming Dogs, 133 S. Kerby Ave.

The Clerk stated the City was notified that the roaming dogs have been contained. No action taken.

EXECUTIVE SESSION – ORS 192.660 (2-H): Not required.

COMMENTS:

- **General Information:** The Mayor noted that the City lost a friend on Sunday, Bob Kerivan, the owner of Bridgeview Winery, passed away.

- **Comments from the Public:**

-Guenter Ambron, rural Josephine County, from the Ken Rose Neighborhood Watch Group, updated the Council about the Patton Bar Rd. fire, and invited the Council to Chief Hoke's "Incident Review Meeting" on 8/11/15 at 7:00 pm at the Fire Station 1. Councilor Gardiner said he was very impressed with the evacuation, and coordination of the Fire District, Crews, and Neighborhood .

-Roger Brandt, rural Josephine County, requested a meeting regarding the property adjacent to Jubilee Park. He is a member of the IVCO and there has been a tentative discussion, along with other groups, to sponsor construction of the baseball field, and possible purchase of the property.

-Jacqueline Stafford, 223 Millie St., arrived late and complained that her property wasn't worth the \$119,000 lien and wants to sell it for \$26,000. She claimed that she would not make any money off of the sale of the house her parents originally bought. She is willing to pay the sewer bill. She made a mistake and depended on the wrong people, who took advantage of her. Her only income is disability. Councilor Miller informed her that the agenda item has been rescheduled for August 24th at 7:00 pm

-Jeff Staab, owner of the 5 acres property behind Jubilee Park, supported the Little League interest in his property. He has installed a gate to stop trespassers and the property is cleaned up. He would like to sell it to the City for a baseball field and is open for discussion. Councilor Gardiner invited him to a Council Workshop, which was scheduled for scheduled for August 17th at 7 pm.

- **Comments from the Council:** - Councilor's Bosch, Dalegowski, Gardiner and Miller

thanked the Fire Fighters, CERT volunteers and neighborhood group for their help during the fire.


-Councilor Miller stated she was still working on the Wellness Park concept and has always been interested in that 5 acre parcel as a future baseball park area that could include walking trails.

-Councilor Dalegowski agreed with Christine Gardiner's comments about speeders by his house on W. River St. and Schumacher St.

-Councilor Gardiner thought Cave Junction was on the upswing and thanked Roger for getting the Ford Family Leadership to arrange for training.

-Comments from the Mayor: Mayor Jacobson noted that Cave Junction is growing with four or five new single family homes either in the process, or scheduled to be built in Cave Junction. The City crew has been installing the sewer for the Dollar General Store, which should be opening around October 1st.

ADJOURNMENT: The meeting adjourned at 8:27 pm

Signed: 
CARL B. JACOBSON JR., Mayor

Attest: 
HELEN EARLY, Recorder Pro Tem

August 3, 2015

Date of Hearing: Monday, August 10, 2015
Prepared By: Dick Converse, Rogue Valley Council of Governments (RVCOG)
Helen Early, Planning Clerk
Application: Zone Change Request by Illinois Valley Medical Center
Address: 319 Caves Highway (39-08-21-DA Tax Lot 900)

1.0 REQUEST

Illinois Valley Medical Center requests a Change of Zone from Commercial (C) to Single-Family Residential (SR) for the rear portion of property identified as Assessors Map 39-08-21-DA, Tax Lot 900. The portion changed to Residential will be added to adjoining residential parcels through a subsequent property line adjustment, which is an administrative action. The parcel fronts on Caves Highway and contains 1.92 acres; approximately half of the parcel is affected by the request.

2.0 APPROVAL CRITERIA

Municipal Code Section VIII; 17.14.510
Oregon Transportation Planning Rule Compliance
City of Cave Junction Transportation Plan

2.01 Criteria for Quasi-Judicial Amendments.

A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

1. Demonstration of compliance with all applicable comprehensive plan policies and map designations. Where this criterion cannot be met, a comprehensive plan amendment shall be a prerequisite to approval;
2. Demonstration of compliance with all applicable standards and criteria of this code, and other applicable implementing ordinances;
3. Evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application; (and the provisions of Section 17.14.540, Transportation Planning Rule Compliance, as applicable.)

3.0 FINDINGS

3.01 Current and Comprehensive Plan/Zoning

Tax Lot 900 is zoned Commercial (C), and has a Commercial Comprehensive Plan designation.

Adjacent Zoning

Properties to the north and to the east of the existing Commercial zone on the property are also zoned Commercial. Properties in all other directions are zoned residential.

3.02 Existing Structure(s)

Two structures are on the property. The front structure is a doctor's office; the rear building housed the Siskiyou Community Health Center in the 1990s. It is now used for other medical services.

3.03 Parking

The site has more than 35 parking spaces for the two buildings. As many as ten of the spaces are in the affected area and would be subtracted from the parking inventory for the existing structures. Given the requirement of one space per 350 square feet, there would remain enough parking for approximately 8,750 square feet of buildings.

3.04 Water

Water is provided from the City water system.

3.05 Fire Protection

The nearest Illinois Valley Fire District fire hydrants are at the corner of Caves Highway and South Junction Avenue, and at the entrance to Wells Drive from South Old Stage Road.

3.06 Sewer

Sewage disposal is provided through the City's sewer system.

3.07 Streets

The property fronts on Caves Highway. If the zone change and a subsequent property line adjustment are approved, the rear portion of Tax Lot 900 would be added to two tax lots that receive access from Wells Drive.

3.08 Storm Water

If any future alterations are made to the property, storm water produced by new development must be conveyed in a manner that complies with City and other agency regulations.

3.09 Police Services

In July 2008, the City of Cave Junction and Josephine County entered into a Law Enforcement Services agreement for a contract deputy sheriff to provide 40 hours per week of police coverage.

3.10 Setbacks

The Commercial zone requires a 5-foot side yard setback and a 10-foot rear yard setback from abutting residential districts. These are the same side and rear yards applicable to residential zones.

3.11 Compliance with Comprehensive Plan

Pertinent policies identified by staff include:

A. (Goal 6: Air, Water and Land Resources Quality) The City will utilize as applicable, standards for noise pollution, air and water pollution set forth by the State Department of Environmental Quality and Federal agencies.

Finding: No physical changes will immediately result from the proposed change. The proposed residential designation will permit the rear portion of Tax Lot 900 to be added to the adjacent residential parcels. No new parcels will be created. The change will also reduce the amount of Tax Lot 900 that can eventually be developed commercially.

B. (Goal 9: Economy of the State)

1. The city will provide sufficient land through planning and zoning to meet needs for commercial, service and other non-residential uses.

Finding: Approximately one acre will be subtracted from the commercial land base of Cave Junction if the request is approved. Tax Lot 900 is approximately 100 feet wide and about 900 feet long, reducing its development potential. The rear portion proposed to be changed to residential is surrounded by residential parcels.

C. (Goal 12: Transportation)

On December 8, 2014, the City Council adopted updates to the Transportation System Plan. Several policies affect this proposal.

Access Management

Objective: To increase street system safety and capacity through the adoption and implementation of access management standards.

Policies:

1. The City shall require Traffic Impact Analyses as part of land use development proposals to assess the impact that a development will have on the existing and planned transportation system. Thresholds for having to fulfill this requirement and specific analysis criteria shall be established in the Cave Junction Zoning Ordinance.
2. The City shall require new development to make reasonable site-related improvements to connecting streets where capacity is inadequate to serve the development.

Finding: Caves Highway provides sole access to the property. The rear portion is to be combined with existing residential parcels, and no new parcels will be created. It appears that the effect of the amendment and zone change will be a net decrease in potential traffic generation. The applicants propose that the City vacate the street plug at the west end of Wells Drive. The street plug appears to have been placed to preserve the ability to extend Wells Drive to South Junction Avenue, increasing connectivity of streets in the area; however, this connection has been opposed by some residents and is not a recommended project in the updated Transportation System Plan.

3.12 Compliance with Cave Junction Municipal Code

C. Traffic Impact Analysis. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.

- a. When a Traffic Impact Analysis is Required. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:
 - (1) A change in zoning or a plan amendment designation to a more intensive category; (e.g., single family to multiple family residential, residential to commercial or industrial.)
 - (2) The road authority indicates in writing that the proposal may have operational or safety concerns along its facility(ies);
 - (3) An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more;
 - (4) An increase in peak hour volume of a particular movement to and from a street or highway by 20 percent or more; or
 - (5) An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day;
 - (6) The location of an existing or proposed approach or access connection does not meet minimum spacing or sight distance requirements or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;
 - (7) A change in internal traffic patterns may cause safety concerns; or
 - (8) A TIA is required by ODOT pursuant to OAR 734-051.

Finding: The proposed amendment appears to fall below any of the listed thresholds. The proposed residential designation is less intensive than commercial, and no increase in traffic is anticipated.

17.14.540 - Transportation planning rule compliance.

- A. When a development application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. Significant means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the transportation system plan;
 2. Change the standards implementing a functional classification system;
 3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
 4. Reduce the level of service of the facility below the minimum acceptable level identified in the transportation system plan.
- B. Amendments to the comprehensive plan and land use standards which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the transportation system plan. This shall be accomplished by one of the following:
1. Limiting allowed land uses to be consistent with the planned function of the transportation facility;
 2. Amending the transportation system plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the transportation planning rule; or,
 3. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.

Finding: As stated earlier, the proposed change reduces traffic generation potential on Caves Highway, which is one of two state highways in Cave Junction. Highway 199 and Caves Highway are the only arterials, the highest functional classification in the city.

3.13 Evidence of Change in the Neighborhood or Community or a Mistake or Inconsistency in the Comprehensive Plan or Land Use District Map Regarding the Property

Finding: The primary change in the neighborhood occurred when Siskiyou Clinic decided to move to its present location along Redwood Highway, reducing the intensity of uses on Tax Lot 900. The long and narrow shape of the parcel seriously restricts the usefulness of the property. Further, the south end of the parcel extends into a residential area, creating potential use conflicts that do not exist nearer Caves Highway.

3.14 Notice of Public Hearing

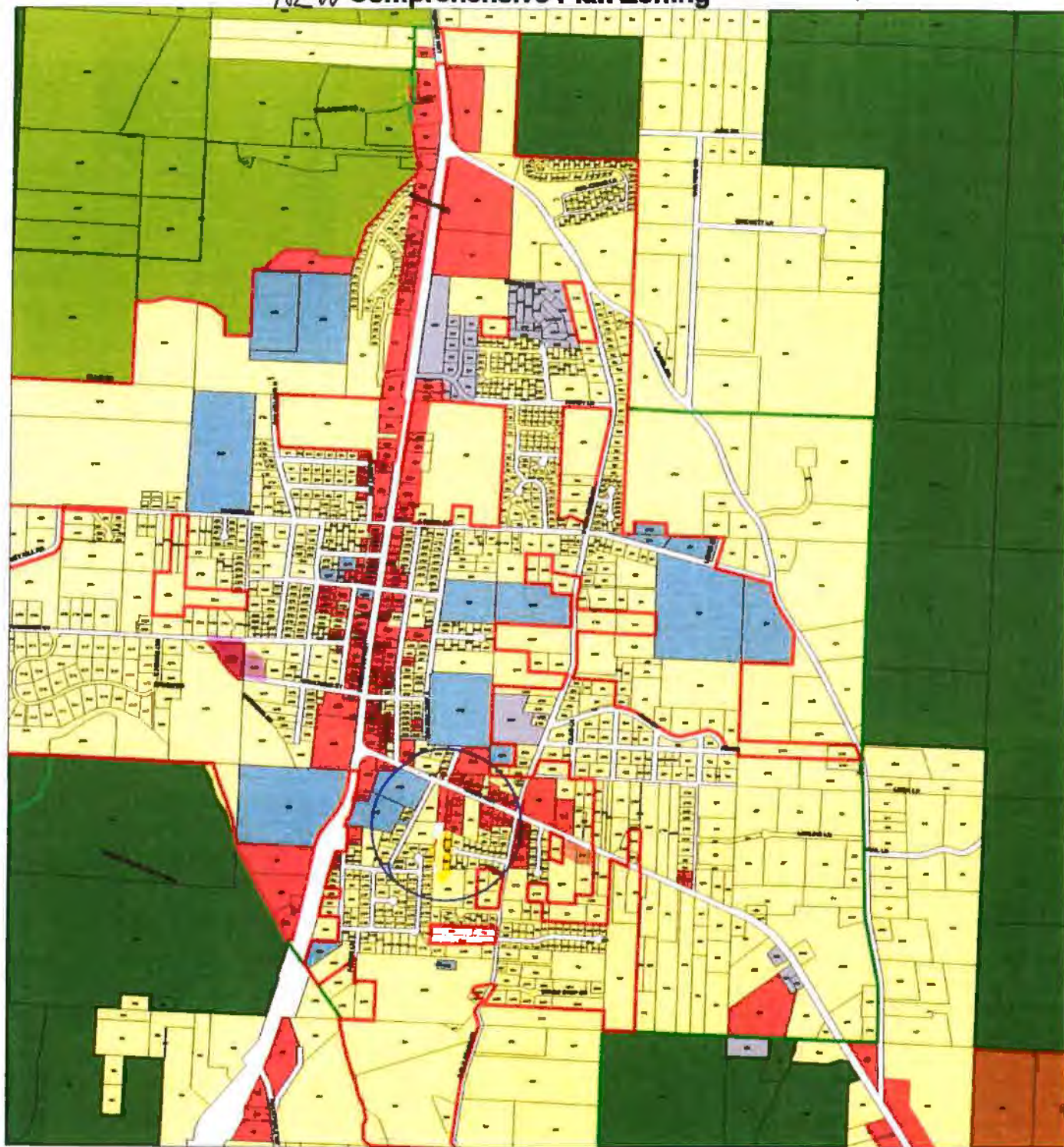
On July 2, 2015, a "Notice of Public Hearing" was mailed to property owners within 300 feet of the subject property. Copies of the application, maps, and "Notice of Public Hearing" were also mailed to the IV Fire District; Josephine County Assessor. The notice was published in the Illinois Valley News on July 22, 2015, and posted at the County Building, City Hall and Washington Federal Bank.

4.00 CONCLUSION

The proposed comprehensive plan amendment and zone change requests appear to satisfy the approval criteria. The change will permit the zoning on Tax Lot 900 to be consistent with the zoning on adjacent parcels, and because no additional parcels will be created as a result of a related proposed property line adjustment, there should be no increase in traffic or change to traffic patterns as a result of the change. Staff recommends approval of the proposal, subject to the following conditions:

1. All development proposals shall be approved through the City's Development Permit process outlined in Section .17.14.130.
2. The newly designated residential area shall be added to existing residential land to avoid creation of a new parcel, unless City-approved access is provided for additional lots.

NEW Comprehensive Plan Zoning



Legend

	Cove Junction City		Residential
	Cove Junction U.S.A.		Unified Development
	Timber		Recreational
	Camp Plans		Public
	Aggregates Resources		Commercial
	Agriculture		Industrial
	Forest		

1500 0 1500 3000 Feet



The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.

Scale
1:18000

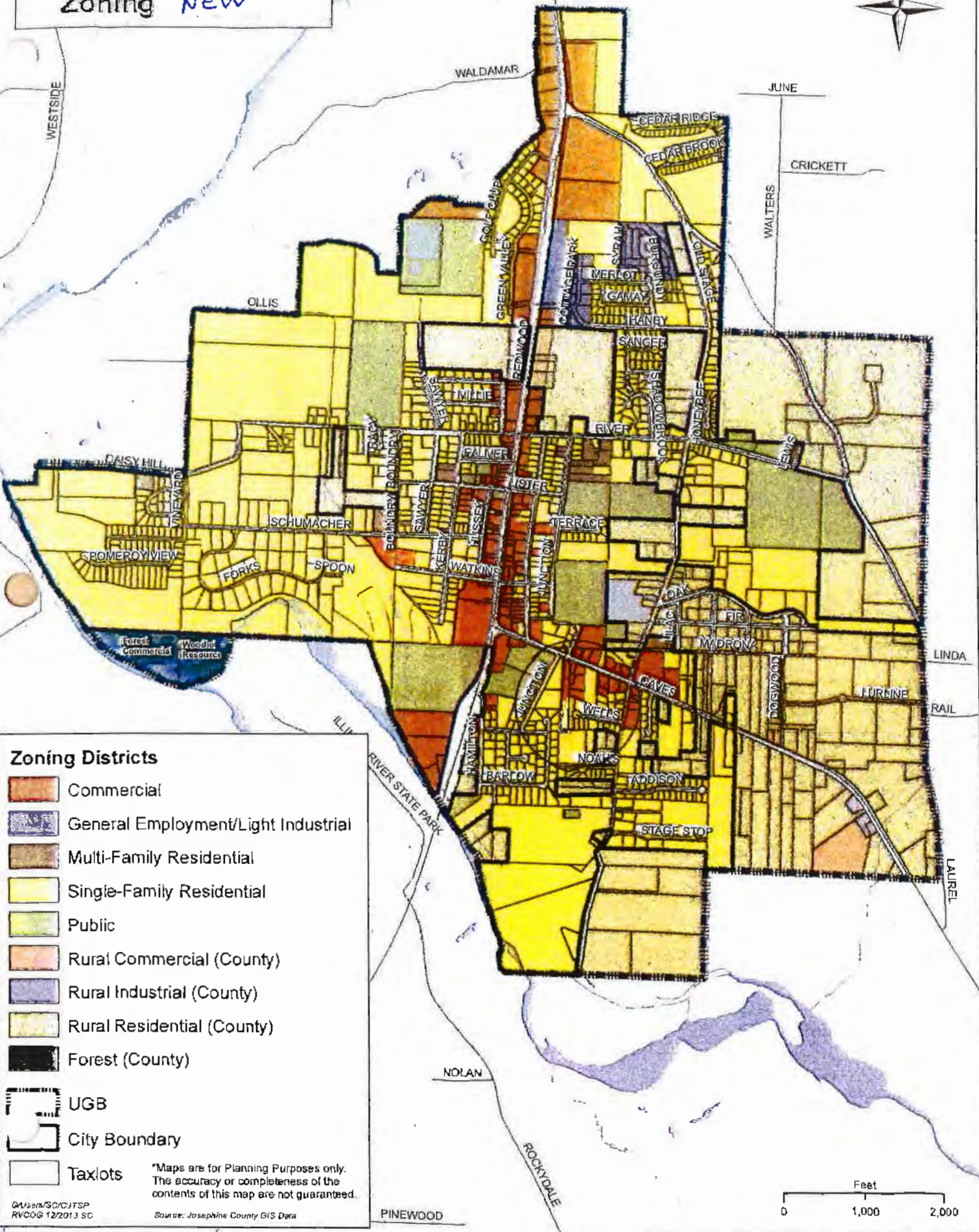


Locator Map



CAVE JUNCTION TSP

Zoning *NEW*



Zoning Districts

- Commercial
- General Employment/Light Industrial
- Multi-Family Residential
- Single-Family Residential
- Public
- Rural Commercial (County)
- Rural Industrial (County)
- Rural Residential (County)
- Forest (County)

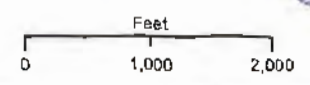
UGB
 UGB

City Boundary
 City Boundary

Taxlots
 Taxlots

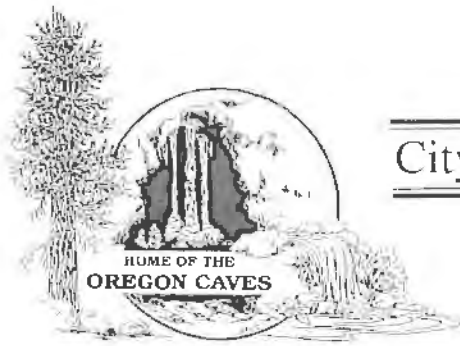
*Maps are for Planning Purposes only. The accuracy or completeness of the contents of this map are not guaranteed.

Source: Josephine County GIS Data



GA/2016/SG/CJTSP
 R/COG 12/2013 SC

PINEWOOD



City of Cave Junction • Home of the Oregon Caves

P.O. Box 1396 • 222 Lister Street • Cave Junction, OR 97523
Phone (541) 592-2156 • Fax (541) 592-6694 • TDD Relay 1-800-735-2900
e-mail: cityofcj@cavenet.com

August 28, 2015

Robert Hirning
Illinois Valley Medical Center
PO Box 669
Cave Junction, OR 97523

NOTICE OF DECISION: Zone Change – 319 Caves Highway (39-08-21-DA TL 900)

Notice is given that the Common Council of the City of Cave Junction rendered a decision regarding the following application:

Applicant: Illinois Valley Medical Center

Nature of Request: Zone Change of rear portion of property from Commercial (C) to Single-Family Residential (SR)

Legal Description: Assessor's Map 39-08-21-DA, Tax Lot 900.

Nature of Decision: This decision approves the Zone Change from Commercial to Single-Family Residential

Contact Information: Information about this decision can be obtained at the Planning Office during business hours.

Appeal Information: Any person who is adversely affected, aggrieved or who is otherwise entitled to this notice according to law, may appeal the decision by filing an appeal to the Land Use Board of Appeals within, in accordance with the applicable state statutes and administrative rules.

Appeal Deadline: At the close of business on September 18, 2015

Helen Early
Planning Clerk

Encl

Notice of Decision – List of Additional Recipients:

NAME	ADDRESS
Dick Converse	Rogue Valley Council of Governments PO Box 3275 Central Point, OR 97502
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City of Cave Junction • Home of the Oregon Caves

P.O. Box 1396 • 222 Lister Street • Cave Junction, OR 97523
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July 2, 2015

NOTICE OF PUBLIC HEARING

The City Council will conduct a public hearing on the land use request described below. This hearing will be open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Municipal Code Title 17, Chapter 17.14 Zoning Administrative Provisions and Procedures and Oregon Revised Statutes 197.763. The basic hearing format is described below. A copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision can be inspected at the Planning Office during business hours without cost. Copies may be purchased. The staff report is will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

REQUEST & HEARING INFORMATION

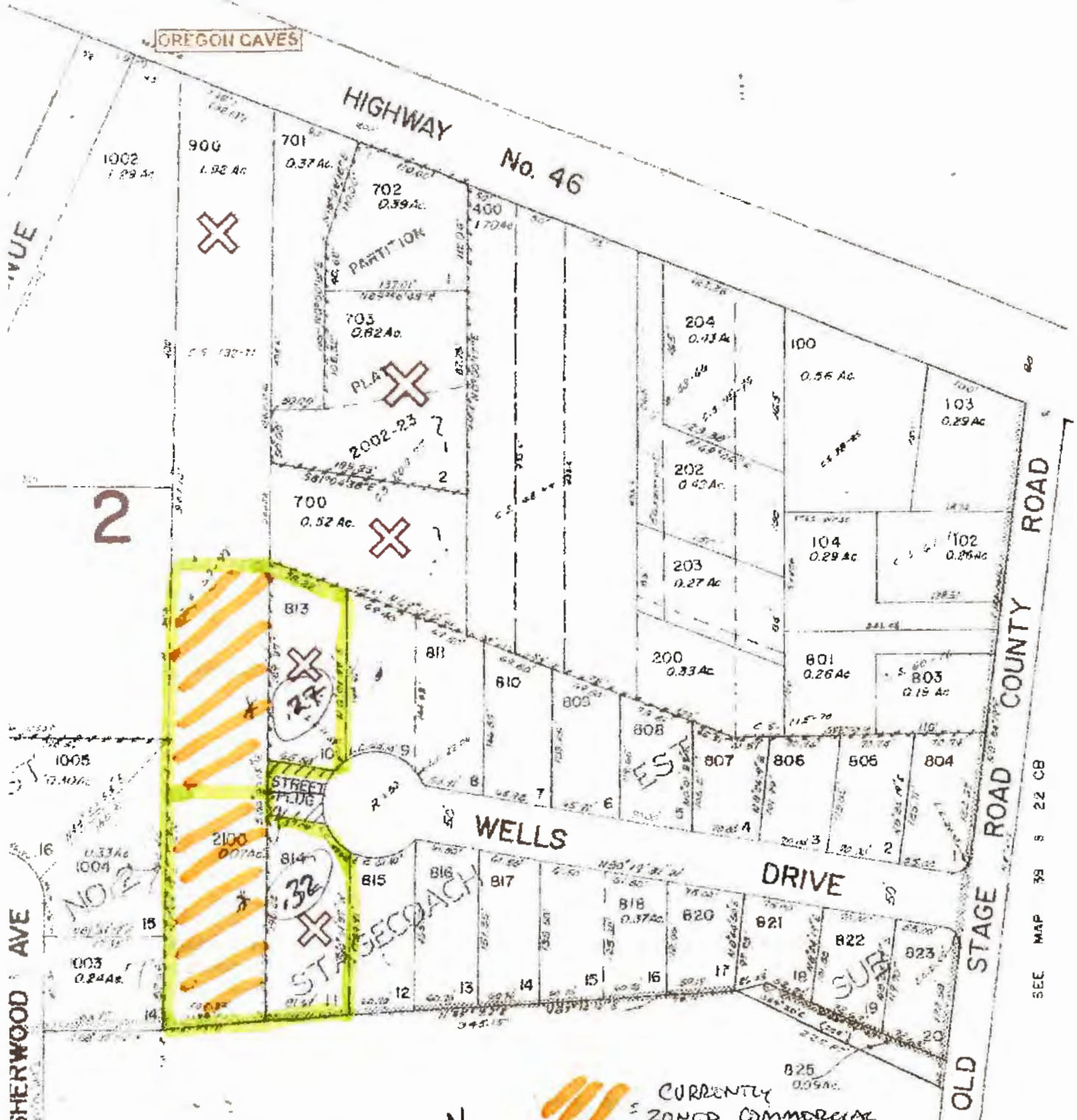
- Owner/Applicant:** Illinois Valley Medical Center
- Nature of Request:** Comprehensive Plan Zone Change from Commercial to Single Family Residential District for the rear portion of Tax Lot 900. If the Council approves the zone change, the new residential portion will be added to adjacent residential lots through a property line adjustment by a staff decision.
- Legal/Location:** 39-08-21-DA TL 900 – 319 Caves Highway (rear portion of property)
39-08-21-DA TL 813 and 814 (Lot Line Adjustment)
- Acreage:** 1.92 acres
- Current Zone:** Currently Commercial
- Requested Zone:** Single Family Residential (rear portion of property to be incorporated into Tax Lots 813 & 814)
- Criteria:** *Municipal Code 17.14.510(B) 1-3 (Quasi-Judicial Amendments)*
Municipal Code 17.14.540 (Transportation Planning Rule Compliance)
Municipal Code 17.20 (Single Family Residential District)
Municipal Code 17.28 (Commercial District)
- Date:** Monday, August 10, 2015
- Time:** During the Council meeting which begins at 7:00 pm
- Hearing Place:** City Council Chambers, 222 W. Lister St., Cave Junction
- Hearing:** The public hearing will be conducted according to Land Use Hearing Rules. The hearing will use the following format: (1) the Mayor will explain the hearing procedures; (2) the Clerk will summarize the request, identify the applicable criteria and explain the issues; (3) the applicant will make a presentation; (4) those in favor may testify/submit evidence; (5) opponents may testify/submit evidence; (6) the applicant may offer rebuttal; (7) the City Council may question the applicant, participants, or staff (participants may question staff with the Mayor's permission); (9) the City Council will close the hearing for deliberation and decision;
- Appeal:** Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the City Council to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The City Council's decision can be appealed to the Land Use Board of Appeals within 10 days from the date the notice of decision is mailed.
- Notice:** If you are a mortgagee, lien holder, vendor or seller, state law requires that you promptly forward this notice to the purchaser of the property. (ORS 215.513)
- Contact Person:** Helen Early, Planning Clerk (541) 592-2156

Affirmative Action / Equal Opportunity Employer

39-08-21-DA


VA 100M
21 22


2000
2002-02
2004
1008



2

SEE MAP 39 8 22 CB

 CURRENTLY ZONED COMMERCIAL
 REQUEST TO ZONE RESIDENTIAL

 NEW PROPOSED LARGER RESIDENTIAL LOTS 39 8 21 DA

* 2 ACRE EXISTING LOT SIZE
 813 = .27 814 = .32

