



# Oregon

John A. Kitzhaber, M.D., 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](http://www.oregon.gov/LCD)



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

Date: May 28, 2015  
Jurisdiction: City of Halfway  
Local file no.:  
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/21/2015. 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 36 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](mailto:plan.amendments@state.or.us)



FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

**DATE STAMP**

**DEPT OF**

**MAY 21 2015**

**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: *Halfway OR*

Local file number:

Date of Adoption: *5.14.15*

Date Mailed: *5.18.15*

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".  
*Re zone lot 130 of the Coffinberry Estate, All lots, 3, 4, 5, 6, 7 From (R) residential to C/R commercial Residential and Amend the City of Halfway zoning map to reflect this change*

Does the Adoption differ from proposal? Please select one

Plan Map Changed from: *residential*

to: *Commercial/Residential*

Zone Map Changed from: *residential*

to: *Commercial/Residential*

Location: *112 Commercial St. Halfway OR*

Acres Involved: *0.97*

Specify Density: Previous:

New:

Applicable statewide planning goals:

- |                          |                                     |                          |                          |                          |                          |                          |                          |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                            | <b>10</b>                           | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <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 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 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. \_\_\_\_\_

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

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Local Contact: *Ternie Simons Recorder* Phone: *(541) 742-4741* Extension:  
Address: *PO Box 138* City of *Halfway* Fax Number: *541 742-4742*  
City: *Halfway* Zip: *97834* E-mail Address: *Halfwayjet@gmail.com*

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## 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](mailto:plan.amendments@state.or.us).

**ORDINANCE NO. 04-01-2015**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF HALFWAY;  
REZONING LOT 1300 OF THE COFFINBERRY ADDITION FROM RESIDENTIAL ZONE  
TO COMMERCIAL/RESIDENTIAL

The City of Halfway Ordains as Follows:

SECTION 1: The zoning map will be amended by rezoning the entire lot #1300 of the Coffinberry Estate located at 122 Commercial St., Halfway, Oregon, on assessor's map 08546E17AB, from Residential Zone to Commercial/Residential Zone.

EXHIBIT A: Tax assessors map showing location of lot.

EXHIBIT B: The zoning map. Rezoned portion is outlines in red.

EXHIBIT C: Legal description and tax account number.

-Read first in full, and then by title, This 14<sup>th</sup> day of May, 2015

This ordinance shall be in full force and effect immediately upon signing, as declared an emergency by the city council of the city of halfway.

-PASSED by the City Council of the City of Halfway,  
This 14<sup>th</sup> Day of May 2015

-APPROVED by the Mayor of the City of Halfway,  
This 14<sup>th</sup> day of May, 2015

Approved: Sheila Farwell  
Sheila Farwell, Mayor

Attest: Terrie Simons  
Terrie Simons  
City Recorder/Treasurer

Date: 5-14-15









ACT 4:

Land in W. W. LLOYD'S ADDITION: Block 1, Lots 3 and 4

ACT 5:

Land in Baker County, Oregon, as follows:

In Twp. 8 S., R. 46, E., W.M.

~~Sec. 8. A parcel in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  described as follows:~~

Beginning at a point 30 feet south of the Northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
 thence West 18.3 feet along the South line of Bell Street in the Town of Halfway;  
 thence south 100 feet;  
 thence West 100 feet;  
 thence north 100 feet to the South line of Bell Street;  
 thence West along said South line 14 feet;  
 thence South 100 feet;  
 thence West along a line parallel to and 100 feet South of the South line of Bell Street to the West line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
 thence South along said West line to a point on the North right of way line of the County Road;  
 thence East along said North right of way to the West line of Fir Street, said point also being the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
 thence North along the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the point of beginning.

Beginning at a point 30 feet south and 582.3 feet west of the northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section; thence west along the south line of Bell Street to the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence south on said west line 100 feet; thence east 100 feet south of and parallel to Bell Street to a point 100 feet south of the point of beginning; thence north 100 feet to the point of beginning.

ACT 6:

Lots 2 through 7, Block A, COFFINBERRY ADDITION to Town of Halfway



A		B		600		01-1		BAKER COUNTY ASSESSOR'S OFFICE									
1/4		1/16		TAX LOT NUMBER		TYPE		SPEC. INT. IN REAL PROP.		CODE AREA NUMBER		FORMERLY PART OF T.L. NO.		CITY			
COUNT NUMBER												Halfway					
W	INT	ADDITIONAL DESCRIPTION AND RECORD OF CHANGE										DATE OF ENTRY ON THIS CARD		DEED RECORD VOL. PG.		ACRES REMAINING	
		Ref-11635															
		1300															
		Pinberry Addn.															
		s 2 thru 7, Blk A															
		Gentry, Wanda										34391	4/9/82	Pro F	2385	A	
															83-24-087	QC (ct)	
															83-24-088	QC (ct)	
		SMith, Charles F & Glenna L 1/2 ea										37299	7/28/83		83-27-037	WD	
		Smith, Glenna L										45891	7/14/88		88-23-071	DC	
		c/o Vaughan, Terrence L & Susan E cp*										46290	10/25/88		88-42-040	M/S	
		Smith, Glenna L Trustee										46883	2/28/89		89-07-023	WD	
		Vaughan, Terence L & Susan E CP*															



**Notice:** The information provided here is for convenience ONLY. The records located at Baker County Assessor's office are the one and only legal instruments for Assessment purposes. Although reasonable attempts are made to maintain this information as accurate as possible, these documents are being provided as an informational convenience ONLY. Baker County is not, in any way, liable for any inaccuracies, inconsistencies, errors, omissions, or other deviations in these documents from the original copies maintained and filed at the Baker County Assessor Office, Baker City, Oregon.

Date Web Site was last updated 2/01/2015

Tax Year:2014 Ref#:11635



MAP#	TAX LOT#	A NUM	CODE	PROPERTY CLASS/DESC
08S4617AB	1300	0	6112	101 RESIDENTIAL IMPROVED

**OWNER** VAUGHAN, TERRENCE

**CONTRACT**

**MAILING ADDRESS:**

PO BOX 897

**CITY/ST:**

HALFWAY, OR 97834

**PROPERTY ADDRESS:**

122 COMMERCIAL ST HALFWAY

**NOTES:**

none.

	REAL MKT VALUE	ASSESSED(TAXABLE) VALUE
LAND	\$37670	
STRUCTURES	\$139110	
<b>SUBTOT</b>	\$176780	\$174606
<b>TOTAL</b>	\$176780	\$174606

**PROPERTY TAX INFORMATION**

TAX	\$2238.58
TOTAL TAX & SPECIAL ASSESSMENTS	\$2238.58

(Total tax is the base amount of taxes owed, does not show discounted amount or payment made.)

**BUILDING DESCRIPTIONS**

**ROOM COUNT (For Structure #1 below)**

NO OF FLOORS	LIVING ROOM	KITCHEN	DINING ROOM	FAMILY ROOM	BED ROOM	BATH	1/2 BATH	UTIL	OTHER	FIREPLACE/ WOODSTOVE
2	1	1	0	0	2	1	0	1	16	1

**STRUCTURES**

LINE #	BLDG CLASS	DESCRIPTION	SQ FT	YEAR BLT	YEAR APPRAISED	MARKET VALUE	REMODEL
1	131	CLASS 3 SINGLE FAMILY DWELLING	2800	1997	2011	\$118630	0
2	999	RESIDENTIAL MISC IMPROVEMENTS	0	1997	2011	\$20480	0

**LAND DESCRIPTIONS**

LINE #	SQUARE FEET	LAND CODE	DESCRIPTION	DIMENSIONS	MARKET VALUE
1	42253.00	RES	HALFWAY RES LAND		\$34670
2	0.00	OSD6	OSD CTY MIN LNDSCAPE		\$3000



[Search Again](#)

HALFWAY  
RECORD ST.  
738  
AY, OR 97834



MAY 18 2015  
97834

DEPT OF

MAY 21 2015

LAND CONSERVATION  
AND DEVELOPMENT

ATT: Plan Amendment Specialist

Department of Land Conservation & Development  
635 Capital St. NE Suite 150  
Salem OR 97301-2540