



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



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

Date: 09/26/2014
Jurisdiction: City of Rogue River
Local file no.: ZON 2014-01
DLCD file no.: 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/24/2014. 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.: 001-14 {19930}
Received: 9/24/2014

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: Rogue River, OR

Local file no.: **ZON 2014-01**

Date of adoption: 7/24/14

Date sent: 9/24/14

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): 3/20/14

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:

Not Different

Local contact (name and title): Lois De Benedetti

Phone: 541-890-1008

E-mail: planner@cityofrogueriver.org

Street address: 133 Broadway

City: Rogue River, OR

Zip: 97537

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:

No

For a change to a comprehensive plan map:

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

- Change from R-2 to C-1 3.58 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): No Goal Exception required - see Location below

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 R-2 to C-1 Acres: 3.58
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:

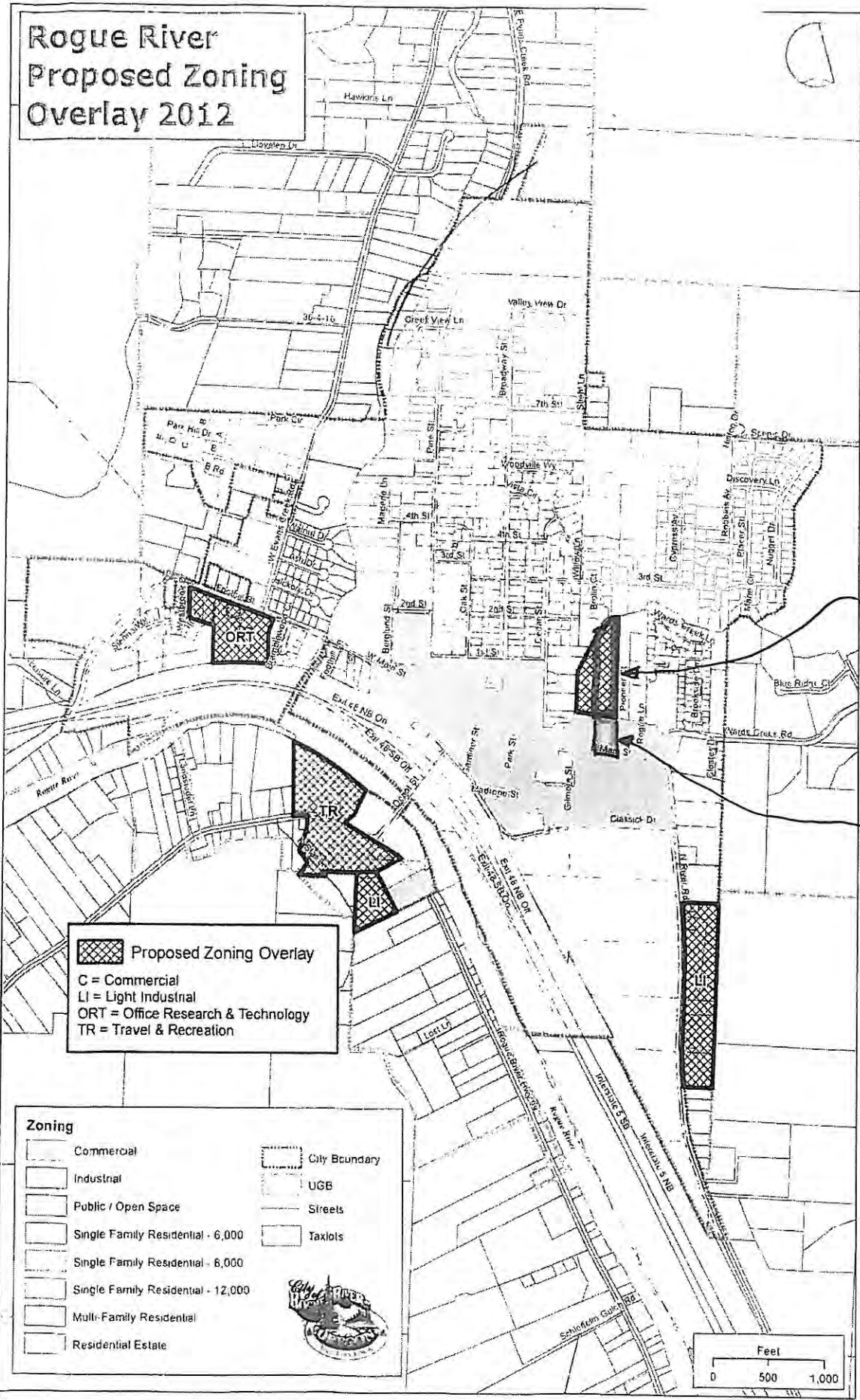
Overlay zone designation: n/a Acres added: n/a Acres removed: n/a

Location of affected property (T, R, Sec., TL and address): 36S 4W 15CD TL 900: Address: 501 E. Main, Rouge River

List affected state or federal agencies, local governments and special districts:

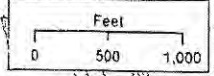
Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a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

Rogue River Proposed Zoning Overlay 2012



Proposed Zoning Overlay
 C = Commercial
 LI = Light Industrial
 ORT = Office Research & Technology
 TR = Travel & Recreation

Zoning	
	Commercial
	Industrial
	Public / Open Space
	Single Family Residential - 6,000
	Single Family Residential - 8,000
	Single Family Residential - 12,000
	Multi-Family Residential
	Residential Estate
	City Boundary
	UGB
	Streets
	Taxlots



~~Current~~ R-2
 REQUEST TO
 CHANGE TO
 C - COMMERCIAL

~~Current~~
 C - COMMERCIAL

ORDINANCE NO. 14-387-O

AN ORDINANCE RE ZONING PROPERTY DESCRIBED AS T.36S., R.4W., SECTION 15CD, TAX LOT 900 LOCATED AT 501 EAST MAIN STREET, ROGUE RIVER, OREGON.

WHEREAS, an application was received from HRP, LLC, requesting a zone change from Residential R-2 to Commercial C-1 for the northerly portion of the property described as T.36S, R4W, Section 15CD, Tax Lot 900 at 501 East Main Street in Rogue River, Oregon; and,

WHEREAS, the property is also described in meets and bounds by Exhibit "A" Bargain and Sales Deed attached; and,

WHEREAS, a public hearing was held for by the Planning Commission on April 29, 2014 and by the City Council on May 22, 2014 concerning the application known as Planning File No. ZON 2014-01, and determined that the proposed zone change was consistent with the City of Rogue River Comprehensive Plan, the Rogue River Zoning Ordinance and the Rogue River future zoning map; and,

WHEREAS, said Zone Change is deemed necessary to protect the public health, safety, general welfare; and will further implement the City of Rogue River's Comprehensive Plan and Facility Plans; and,

WHEREAS, said City Council voted to approve said zone change changing a portion of the above tax lot from Residential (R-2) to Commercial (C-1).

THE COMMON COUNCIL OF THE CITY OF ROGUE RIVER, OREGON, ORDAINS AS FOLLOWS:

SECTION 1. The northerly portion of real property, described as T.36S., R.4W., Section 15 CD, Tax Lot 900, is hereby designated as Commercial (C-1) on the City of Rogue River's Zoning Map.

SECTION 2. The northerly real property, described as T.36S., R.4W., Section 15 CD, Tax Lot 900, is hereby designated as Commercial (C-1) on the City of Rogue River's Future Zoning Map.

ORDINANCE NO. 14-387-O

First Reading: June 26, 2014

The enactment of the above Ordinance was moved by **Poling**, seconded by **Shamblin**, roll call being had thereon, resulted as follows:

Combs; aye, Pardy; aye, Catherwood; aye, Shamblin; aye, Poling; aye.

Second Reading: July 24, 2014

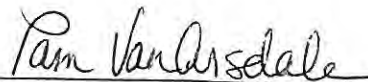
The enactment of the above Ordinance was moved by **Spencer**, seconded by **Shamblin**, roll call being had thereon, resulted as follows:

Combs; aye, Pardy; aye, Catherwood; aye, Spencer; aye, Shamblin; aye, Poling; aye.

Whereupon the Mayor Pro-tem declared the motions to be carried and the Ordinance adopted.

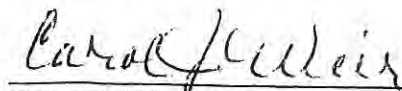
PASSED this 24th day of **July 2014**, by the Common Council of the City of Rogue River, Oregon.

SIGNED this 25th day of **July 2014**, by the Mayor Pro-tem of the City of Rogue River, Oregon.



Pam VanArsdale
Mayor

ATTEST:



Carol J. Weir, MMC
Deputy Recorder