

This is to notify you that the City of Grants Pass has proposed a land use regulation that may affect the permissible uses of your property and other properties.

On October 8, 2014 and November 12, 2014, the City of Grants Pass will hold public hearings regarding the adoption of an Ordinance (number to be determined at a later date). The City has determined that adoption of this ordinance may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

(above language in accordance with ORS 227.186 and ORS 215.503)



Parks & Community Development
101 NW 'A' Street
Grants Pass, OR 97526
(541) 450-6060
www.grantspassoregon.gov
Hours: 8 a.m. to 5 p.m. M-F

NOTICE OF PUBLIC HEARINGS
GRANTS PASS URBAN AREA PLANNING
COMMISSION AND GRANTS PASS CITY COUNCIL

PROJECT NUMBER: 14-40200003.c

(Please keep the mailing label on your envelope with this notice for reference. This notice is being mailed to subject properties and also to surrounding properties within a 250-foot notice area. The italic text above the mailing address on the label identifies the street address of the property and whether it is a "Subject Property" or in the "250' Notice Area Only." For a subject property, it also shows the proposed change for the property).

Notice is hereby given that the Grants Pass Urban Area Planning Commission and Grants Pass City Council will hold public hearings to consider the following proposal:

Project Number: 14-40200003.c
Applicant: City of Grants Pass
Assigned Planner: Tom Schauer
Address: Multiple properties, see attached map. A full list of properties is available.
Tax Lot Number: Multiple properties, see attached map. A full list of properties is available.
Project Description:

An application to amend the Comprehensive Plan Map and Zoning Map for approximately 591 tax lots or portions of tax lots totaling approximately 450 acres as follows, in two phases as follows:

First Phase (Effective Upon Adoption).

- The Comprehensive Plan Map Designations will be amended at this time. (The Comprehensive Plan map is a more general map that guides zoning. Zoning must be consistent with the Comprehensive Plan).
- The subject properties will keep their current zoning and can still be used and developed in accordance with the current zoning and standards.
- In addition, an overlay zone will be created that provides additional options for the subject properties to develop in accordance with the new overlay zoning, subject to some additional requirements for traffic analysis and traffic issues summarized below.

Second Phase (Effective in Approximately 18 Months to 2 Years)

- As part of the growth management planning for the next 20 years, the Transportation System Plan (TSP) will be updated based on the land use planning and changes. The plan will identify necessary transportation projects for the planning period based on future land use assumptions. That work may take between 18 months and 2 years, but could be completed in a shorter or longer time.
- Once the TSP has been adopted, the overlay zoning will become the new zoning for the subject properties.

Comprehensive Plan Map	Overlay / Zoning Map	Approximate Acres	Approximate # of Tax Lots or Portions
From LR to MR	From R-1-8 to R-2	69.83	83
From LR to HR	From R-1-10 to R-3-2	17.63	42
	From R-1-8 to R-3-2	4.72	2
From LR to HRR	From R-1-8 to R-4-2	31.51	23
From LR to GC	From R-1-10 to GC-2	4.90	7
	From R-1-8 to GC-2	8.66	9
MR (no change)	From R-1-6 to R-2	11.07	18
From MR to HR	From R-2 to R-3-2	105.89	213
From MR to HRR	From R-2 to R-4-2	12.43	25
From MR to GC	From R-2 to GC-2	0.06	1
From HR to HRR	From R-3 to R-4-2	175.51	159
From HR to GC	From R-3 to GC-2	6.07	7
From GC to MR	From GC to R-2	0.39	1
From GC to HRR	From GC to R-4-2	1.24	1
SUM		449.91	591

The combined net result of the changes is shown below:

From		To														SUM (From)		
		LR				MR				HR		HRR		GC				
		R-1-12		R-1-10		R-1-8		R-1-6		R-2		R-3		R-4				GC
Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	Ac.	TLs	
LR	R-1-12																	
	R-1-10									17.63	42			4.9	7	22.53	49	
	R-1-8							69.83	83	4.72	2	31.51	23	8.66	9	114.72	117	
MR	R-1-6							11.07	18							11.07	18	
	R-2									105.89	213	12.43	25	0.06	1	118.38	239	
HR	R-3											175.51	159	6.07	7	181.58	166	
HRR	R-4																	
GC	GC							0.39	1			1.24	1			1.63	2	
SUM (To)								81.29	102	128.24	257	220.7	208	19.69	24	449.91	591	

HEARING DATES, TIMES, AND LOCATIONS:

<p>Informational Open House with staff</p> <p><i>(This open house is informational only. No testimony will be taken, and no recommendation or decision will be made at the open house).</i></p> <p>Thursday, October 2, 2014 come any time between 6-8pm</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p> <p>There won't be a formal presentation, so come any time between 6-8pm. Materials will be on display to review at your own pace, handouts will be available, and staff will be on hand to answer questions.</p>	<p>Public Hearing Urban Area Planning Commission</p> <p><i>(to make recommendation to City Council)</i></p> <p>Wednesday, October 8, 2014 at 6:00 p.m.</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>	<p>Public Hearing Grants Pass City Council</p> <p><i>(to make decision)</i></p> <p>Wednesday, November 12, 2014 at 6:00 p.m.</p> <p>Grants Pass City Council Chambers 101 NW 'A' Street, Grants Pass, OR</p>
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SUMMARY OF EFFECT OF PROPOSAL:

As part of the growth management planning for the next 20 years, the work includes amendments to the Comprehensive Plan Map and Zoning Map for lands inside the current Urban Growth Boundary (UGB) to allow for greater use of properties. To comply with requirements of state law (the 'Transportation Planning Rule'), the map amendments will be implemented in two phases.

1. First Phase (Effective Upon Adoption).

- The Comprehensive Plan Map Designations will be amended at this time. (The Comprehensive Plan map is a more general map that guides zoning. Zoning must be consistent with the Comprehensive Plan).
- The subject properties will keep their current zoning and can still be used and developed in accordance with the current zoning and standards. In addition, an overlay zone will be created that provides additional options for the subject properties to develop in accordance with the new overlay zoning, subject to the following.
- If the traffic generation of a proposed use or development permitted by the new zoning would exceed the traffic generation that could occur under the current zoning, the applicant would need to conduct the same type of traffic analysis that would be required for the Comprehensive Plan Map Amendment and provide the same type of mitigation. Typically, if traffic analysis and mitigation are required for a permitted use, they are based on 'opening day' of the use, while they must usually be based on 20-year future conditions for a Comprehensive Plan Amendment.

2. Second Phase (Effective in Approximately 18 Months to 2 Years)

- As part of the growth management planning for the next 20-years, the Transportation System Plan (TSP) will be updated based on the land use planning. The plan will identify necessary transportation projects for the planning period based on future land use assumptions. That work may take between 18 months and 2 years, but could be completed in a shorter or longer time. Once the TSP has been adopted, the overlay zoning will become the new zoning for the subject properties.
- Therefore, the traffic analysis that would be required after adoption of the TSP for the use and development permitted by the new zoning would only require 'opening day' traffic analysis and mitigation.

During the first phase, the property can be used in accordance with the existing zoning or the overlay zoning, providing more options for use and development.

During the second phase, the old zoning will be phased out. Some changes will result in some different permitted uses and development standards. For example, a change from residential to commercial zoning could allow commercial use and development, but could limit some new residential uses if they aren't provided together with commercial use. Some of the changes won't affect development standards such as building height or setbacks; however, some changes will affect development standards. Typically, they will allow greater use of the property (e.g. reduced setback requirements, taller height limits). If there are changes that affect permitted uses, existing uses and development which continue remain 'grandfathered'.

CRITERIA FOR APPROVAL: The recommendation and decision shall be based on the following criteria:

- **For the Comprehensive Plan Amendments:** Section 13.5.4 of the Comprehensive Plan
- **For the Overlay Zone and the Zoning Map Amendments:** Sections 4.033 and 4.103 of the Development Code

OBTAINING MORE INFORMATION: A copy of the proposal and the applicable criteria are available at the Parks & Community Development Department office. All other documents and evidence to be submitted into the record by the City will be available together with the staff report. A copy of the staff report will be available at least seven days prior to the hearing. All documents may be inspected at no cost and will be provided at reasonable cost. The City of Grants Pass Parks & Community Development Department office is located in Room 201 of the City of Grants Pass Municipal Building. Meeting agenda and packet items are typically available on the city's website on the Friday before the hearing.

COMMENTING ON THE PROPOSAL: The hearings will be subject to Legislative Hearing guidelines in Article 9 of the Development Code. At the hearings, the review bodies will take oral testimony concerning this proposal. Written testimony may be presented at the hearing, or may be submitted to the City Planning Division office by 5:00 p.m. on the date of the hearing. Failure to participate at the local level, orally or in writing; failure to clearly identify an alleged deficiency in the work task sufficiently to identify the relevant section of the final decision and the statute, goal, or administrative rule the task submittal is alleged to have violated; and failure to suggest specific revisions that would resolve the objection, preclude a valid objection (see below).

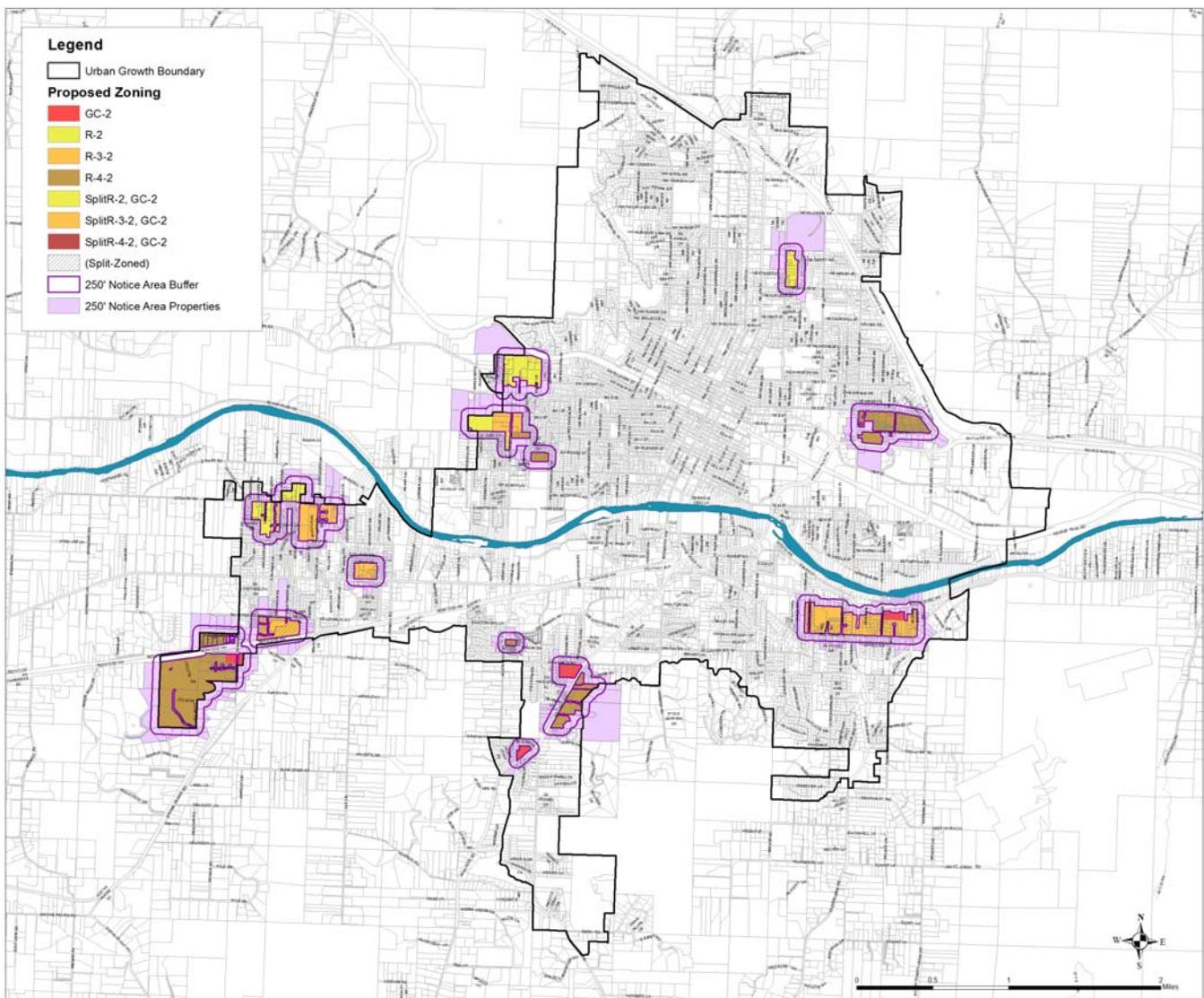
APPEAL OF FINAL DECISION (FILING OF OBJECTIONS): As part of the growth management planning work, the City must submit the adopted decision to the Oregon Department of Land Conservation and Development (DLCD) "in the manner of periodic review."

In accordance with Oregon Administrative Rule (OAR) 660-025-0140, after the City Council makes a final decision, the City must notify DLCD and persons who participated at the local level orally or in writing or who requested notice in writing. The notice must contain the following information: (1) where a person can review a copy of the City's final decision, and how a person may obtain a copy of the final decision; (2) the requirements listed below for filing a valid objection to the work task; and (3) that objectors must give a copy of the objection to the City.

Persons who participated at the local level orally or in writing during the local process leading to the final decision may object to the City's submittal to DLCD. To be valid, objections must: (1) be in writing and filed with DLCD's Salem office no later than 21 days from the date the notice was mailed by the City; (2) clearly identify an alleged deficiency in the work task sufficiently to identify the relevant section of the final decision and the statute, goal, or administrative rule the task submittal is alleged to have violated; (3) suggest specific revisions that would resolve the objection; and (4) demonstrate that the objecting party participated at the local level orally or in writing during the local process.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Recorder's Office of any special physical or language accommodations at least 48 business hours prior to the meeting. To request these arrangements, please contact Karen Frerk, City Recorder, at (541) 450-6000.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.



A larger map and a list of the subject properties, with the existing and proposed zoning, will be available at the Planning Division Office and on the City website at www.grantspassoregon.gov. This information is also provided on the mailing label for this notice.

This item is part of the urban growth management planning that includes other work products. Notice pertaining to other work products will be provided separately to affected properties, to a 250-foot notice area, and to other interested parties. You can also review or obtain information about other urban growth management work products, informational open houses, and public hearings at the Planning Division Office and on the City website.

From the **'I am looking for...'** dropdown box at the top right of the home page, scroll down and select **'Urban Growth Boundary (UGB)'** to go to the **'UGB Latest News'** page.

Mailed: Thursday, September 18, 2014