1984 ORDINANCES

Jan 11/84	84-1-E	Donated land to L.J. Petralli within the Industrial Park (MET ONE) 35-6-25
June 13, 1984	84-2	LID Ordinance
June 29, 1984	84-5	Comp Plan and Zoning Ordinance Amendments for resubmittal of the Josephine County
October 31, 1984 October 17, 1984	84-6 84-6-E	Amendments to 83-6 -- Aquifer Ordinance
August 24, 1984	84-7	Urban Area Amendments to the UA Goals and Policies, Implementation, Zoning Ordinance, Zoning, Comprehensive Plan Map, and Zoning Map
August 29, 1984	84-8	Cave Junction UGB
Sept. 19, 1984	84-9-E	Amend ORD 81-13 (Zoning ord) to include Sec. 27.020(5) (Mobile home sales, etc,)
October 3, 1984	84-9	Permanent Ordinance for 84-9-E
November 7, 1984	84-10	Comp Plan Amend/Zone Amend for 36-5-6, TL 1500.
December 5, 1984	84-11	Subdiv Ordinance Amended
December 12, 1984	84-13-E	Zoning Map Amend (33-5-21, TLs 80 and 804) Comp Plan Map too
December 12, 1984	84-13	Zoning Map Amend (33-5-21, Tls 802/804) Comp Plan Map too
December 26, 1984	84-15	Zoning Map Amend (36-6-29-1 Tls 100/200)
December 26, 1984	84-16	Zoning Map Amend (36-5-33-24 TL 200)
December 26, 1984	84-17	Zoning and Comp Plan Map Amendments (35-6-24-41, Tls 200/300/1000)

1-12-84

Scanning

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-1-E

AN ORDINANCE DONATING PROPERTY FROM THE NORTH VALLEY INDUSTRIAL PARK TO LOUIS J. PETRALLI, AND DECLARING AN EMERGENCY.

WHEREAS, the County owns a parcel of land of some eight-five (85) acres, such land located in Merlin, and known as the North Valley Industrial Park; and

WHEREAS, the County desires to encourage the economic growth of the area; and

WHEREAS, Josephine County has prepared an incentive program to encourage the creation of new jobs in Josephine County; and

WHEREAS, ORS 271.370 allows for the donation of public lands to a person, firm or corporation; and

WHEREAS, the Board finds that donation of public land from the North Valley Industrial Park to persons, firms or corporations would achieve the goal of economic growth; and

WHEREAS, the Board has adopted Resolution No. 83-72 governing the disposition of County-owned land in the North Valley Industrial Park.

NOW, THEREFORE, the Board of County Commissioners of Josephine County, Oregon, ordains as follows:

SECTION 1.

a. The property to be donated is described as set out in Exhibit "A".

b. The property is not needed or likely to be needed for public use.

c. The donation of land is for the purposes as set out in Resolution No. 83-72, Exhibit "B", and is further set out in the Warranty Deed, which is attached as Exhibit "C".

d. That Louis J. Petralli has applied for donation of the parcel described in Section 1(a), and the Board of County Commissioners has found that Louis J. Petralli intends to use the property in a manner consistent with Resolution No. 83-72 and the Warranty Deed.

e. That by the authority given in ORS 271.370 to the Josephine County Board of County Commissioners, the Board hereby donates the parcel, as set out in Exhibit "A", to Louis J. Petralli.

SECTION 2. EFFECTIVE DATE.

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, an emergency is hereby declared to exist and this Ordinance shall take effect immediately upon its final enactment and adoption by the Board of County Commissioners.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its passage this 11th day of January, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corrieo, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown
County Clerk
By Juanita Eckart, Deputy

APPROVED AS TO FORM:

Gene Farmer
District Attorney

Gene Stone
Recording Secretary

EXHIBIT "A"

Description of property to be transferred to Met 1

A parcel of land located in the Northwest Quarter of Section 25, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon. Said parcel of land being a portion of that property deeded to Josephine County described in Vol. 92 Page 534 of the Josephine County Deed Records. Said parcel being more particularly described as follows:

The East 227 feet of the North 500 feet of Tract 260 of ROGUE RIVER ORCHARD COMPANY'S FIRST SUBDIVISION in Josephine County, Oregon.

LESS AND EXCEPTING: The North 10 feet thereof.

EXHIBIT "B"

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

In the Matter of Adopting Guidelines for Development of the North Valley Industrial Park	RESOLUTION NO. 83-72

WHEREAS, Josephine County owns 79.4 acres in the vicinity of Merlin, Oregon, which is currently being developed as an industrial park in order to strengthen the economic base of the community; and

WHEREAS, the Board deems it reasonable and proper to adopt general guidelines for the disposition of County-owned land at said North Valley Industrial Park; and

WHEREAS, said guidelines are intended to provide the County with a set of consistent standards when dealing with businesses interested in locating in said Industrial Park; and

WHEREAS, it is in the best interest of both the County and said prospective businesses to have a clear set of guidelines to assist them in the development process.

NOW, THEREFORE, based upon the foregoing and good cause appearing, it is hereby resolved that the Guidelines for Disposition of County-owned Industrial Land in the North Valley Industrial Park are hereby adopted as set forth in Exhibit "A", attached hereto, and expressly made a part hereof.

BE IT FURTHER RESOLVED that these guidelines are intended to be advisory only and are subject to negotiation or amendment as necessary in order to serve the best interests of the citizens of Josephine County.

DONE and DATED this 28th day of September, 1983.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Duryea

Anthony J. Sonja

Eleanor Ford

APPROVED AS TO FORM:

Duane Wm. Schultz
County Legal Counsel

GUIDELINES FOR DISPOSITION OF COUNTY-OWNED INDUSTRIAL LAND IN THE NORTH VALLEY INDUSTRIAL PARK

I. Purpose

The purpose of this incentive program is to encourage the creation of new jobs in Josephine County and as a result strengthen the community's economic base. Further, the program is designed to assist in the diversification of the county economy in order to reduce the impact of periodic downturns in the timber related sectors. No property is to be transferred on a speculation basis. All parties shall be principals or officers dealing with their own interests, or agents on behalf of disclosed principals.

II. Overview

A. Transfer, or lease, land by contract to approved companies (as outlined in VI below), subject to advanced financed development costs, and contingent on the land being used for industrial purposes as set forth in Exhibit "A" and in these guidelines.

B. The objective of the County is to obtain ten (10) full-time equivalent employees as projected for the end of the first year of operation for each acre of land transferred.

C. All development occurring in the North Valley Industrial Park must comply with all land use requirements of the County, including but not limited to the Comprehensive Plan and the Zoning Ordinance.

D. These guidelines set forth goals to be achieved by the County Commissioners, and they will be considered advisory and not prescriptive in dealings with prospects. Issues raised in these guidelines that are of significant concern to industrial prospects are subject to negotiation.

III. Holding of Land

A. Raw land will be reserved for a company for up to two (2) years prior to issuance of a building permit. A periodic report every nine (9) months will be required indicating progress achieved, including current project activities completed and yet to be completed, construction schedules, utility service utilization dates, and site development plans progress schedule.

III. (Continued)

B. In order to reserve land, a company will be responsible for payment of a non-refundable reservation fee. However, if development occurs, the reservation fee will be applied toward the annual payments on the advanced financed development costs. The fee will consist of Five Hundred Dollars ($500.00) per acre for the first year and One Thousand Dollars ($1,000.00) per acre for the second year, payable at the beginning of the reservation year.

C. During the reservation period the legal title will remain with Josephine County and the company may not use or possess the property until such time as the title is transferred or a lease is granted.

IV. Transfer of Title

A. Land title will be transferred upon issuance of a building permit. Failure to begin construction during the life of the building permit will activate automatic reversion to the County.

B. Once conveyed, the private owner must pay real property taxes and continue paying advanced financed development costs plus any other authorized assessments outstanding.

C. Once transferred, the County shall retain a right of first refusal for property sales not involving sale of the business.

D. All subsequent sales of the real property shall comply with the land use requirements of Exhibit "A", attached hereto, as well as the employment guidelines provided for in IIB above.

V. Leasing of Land

A. In lieu of title transfer, the company may select a lease alternative, provided the terms of the lease require cash payments to the County sufficient to cover annual costs of the Advanced Financed Development expenses, other outstanding assessment, if any, and Real Property Taxes.

B. The lessee shall indemnify and hold the County harmless for any claims resulting from the use of the leased land.

C. Other provisions of the lease are negotiable.

VI. Company Approval Process

A. All proposed land uses must be an industrial use compatible with the campus style as defined in Exhibit "A", attached hereto.

B. The company must have demonstrated corporate or investor strength to fulfill commitments, and verified market development potential to support projections.

C. The land transfer must have the affirmative recommendation of the JEDA North Valley Industrial Park Committee.

Exhibit "A"
Guidelines for Dispostion of County-Owned
Industrial Land in the North Valley Industrial Park

DEFINITION OF INDUSTRIAL PURPOSE COMPATIBLE WITH THE CAMPUS STYLE

A light manufacturing or assembly operation confined entirely indoors or within an enclosed yard not visible from a public street frontage or adjacent property. Accessory uses not totalling more than fifty percent (50%) of the floor area are also acceptable if contained within the building or enclosed yard area.

Noise, dust, vibrations and odors from the operation must be contained on the property.

EXHIBIT "C"

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Josephine County, a political subdivision of the State of Oregon hereinafter called Grantor, in consideration of None Dollars (consideration includes other value given or promised, as allowed by ORS 271.370) to it paid by Louis J. Petralli hereinafter called Grantee, does hereby grant, bargain, sell and convey to said Grantee, his successors, heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Josephine, and State of Oregon, bounded and described as follows:

> A parcel of land located in the Northwest Quarter of Section 25, Township 35 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon. Said parcel of land being a portion of that property deeded to Josephine County described in Volume 92, Page 534 of the Josephine County Deed Records. Said parcel being more particularly described as follows:
>
> The East 227 feet of the North 500 feet of Tract 260 of ROGUE RIVER ORCHARD COMPANY'S FIRST SUBDIVISION in Josephine County, Oregon.
>
> LESS AND EXCEPTING: The North 10 feet thereof.

This property is given to the Grantee for so long as the property shall be used for the following purposes:

1. To encourage new jobs in Josephine County.
2. To further strengthen the community's economic base.
3. To assist in the diversification of the County's economy in order to reduce the impact of periodic downturns in the timber-related sectors.
4. To develop the property consistent with the applicable zoning regulations.
5. To develop and keep such property for an industrial purpose and accessory uses compatible with the campus style setting contemplated within the North Valley Industrial Park.

In the event Grantee, his heirs, successors, and assigns shall cease to use said property for such purposes, title shall revert absolutely to the Grantor.

Additionally, failure of Grantee, his successors, heirs and assigns to begin construction during the life of the building permit previously issued, will result in automatic reversion of the property to Grantor absolutely.

To Have and to Hold the above described and granted premises unto the said Grantee, his successors, heirs and assigns forever, as above set forth.

And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances, except a Local Improvement District assessment of record, and it will and its successors shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

RECEIVED
6-14-84

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-2

AN ORDINANCE PROVIDING: PROCEDURES FOR MAKING PUBLIC IMPROVEMENTS; AUTHORITY TO DEVELOP FINANCING PLANS TO IMPLEMENT THOSE PUBLIC IMPROVEMENTS TO BE MADE UNDER THIS AUTHORITY; AND FOR LEVYING OF ASSESSMENTS PERTAINING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF JOSEPHINE COUNTY, OREGON, HEREBY ORDAINS:

SECTION 1.00 Title

This Ordinance shall be known as the Josephine County Local Improvement District Ordinance.

SECTION 2.00 Purpose

The purpose of these regulations is to provide a procedure by which property owners in a given area may have public facility improvements constructed to serve their property using public financing.

SECTION 3.00 Definitions

3.01 The following are definitions for the purposes of this Ordinance and for the purposes of any agreement entered into pursuant hereto and for any actions taken as authorized pursuant to this ordinance as otherwise:

1. Board means the Board of County Commissioners, Josephine County, Oregon.

2. County means Josephine County, Oregon.

3. Engineer means the County Engineer, or other engineer selected by the Board of County Commissioners.

4. Public Improvement means and includes (but is not limited to) the term "local improvement" as defined in ORS 223.387(1), and further means, to construct, reconstruct, alter, or abandon such facilities, as hereinafter defined under subsections (a) through (h), within (I) the right-of-way of a County road, (II) a deeded or dedicated public road, street, or easement, (III) a platted road, street, or easement, or (IV) publicly owned or leased lands, with the completed facilities to be maintained by the County, a city or other municipal corporation as follows:

a. Streets or roads, including clearing, grading, drainage structures, surfacing, paving, curb and gutter, sidewalk, and any other appurtenances as required to meet standards or comply with approvals.

b. Storm drainage works, including structures, pipes and open ditches, for collecting, pumping and disposing of storm and surface water.

c. Sewage works, including all facilities necessary for collecting, pumping, treating and disposing of sanitary sewage.

d. Water supply works and service, including all facilities necessary for tapping natural sources of domestic and industrial water, treating and protecting the quality of the water and transmitting it to the point of sale to any person, city, domestic water supply corporation or other public or private agency for domestic, municipal and industrial water supply service.

e. Diking and flood control works, including all facilities necessary for diking and control of water courses.

f. The acquisition, establishment, construction or reconstruction of any off-street motor vehicle parking facility.

g. The construction, reconstruction, installation, and equipping of a park, playground, or recreation facility.

h. Any other local improvement for which an assessment may be made on the property specially benefited, as authorized by the Board of County Commissioners.

The improvement must have a significant public benefit. All surveying, engineering, inspection, legal, administrative, easement and right-of-way acquisition costs, and any other similar improvement-related costs deemed appropriate by the Board shall be considered part of the "improvement".

5. Improvement District means an area of land described by a boundary that receives benefit from an improvement.

6. Owner means the fee holder of record of the legal title to the real property in question. Where such real property is being purchased under a recorded land sales contract, then such purchasers shall also be deemed owners.

7. Benefit or Special Benefit means the benefit derived from the availability, immediate use, or potential future use of an improvement by an owner or owners, or the owner's agents, guests, licensees, assigns, donees or vendees, et cetera, or available for use by proximity to an improvement. Property outside of the proposed district will not be considered specially benefitted.

SECTION 4.00 Initiation, Investigation and Report

4.01 Proceedings to make public improvements in an unincorporated area may be initiated by:

1. the Board by resolution (which now or hereafter means any expression of intent, however denominated), or

2. by a petition signed by the owners of land in the proposed improvement district requesting the improvement and presented to the Board.

   a. Where residential zoned lands represent more than 50 percent of the land area within a proposed improvement district boundary, said petition shall be signed by more than 50 percent of the owners of the land who also represent more than 50 percent of the land area within said boundary.

   b. Where commercial and industrial zoned lands represent more than 50 percent of the land area within a proposed improvement district boundary, said petition shall be signed by more than 50 percent of the owners of the land within said boundary or by landowners representing more than 50 percent of the land area within said boundary.

   The resolution or petition shall describe a proposed improvement district boundary and the improvements to be made, designating where the improvements shall be made and defining the nature of the improvements desired.

3. Where feasible, inquiries and petitions proposing a local improvement district which an incorporated city can service, may be referred to the city for further action.

4.02 In case of tenants by the entireties, joint tenants or tenants in common, the parcel of land is considered as having one owner, which owner shall be deemed to have signed the petition only if every co-tenant of the parcel has signed.

4.03 When the resolution is adopted or the petition is filed with the Board, the Board may (if the Board finds sufficient public need apparent in the petition) refer the resolution or petition to the Engineer, who shall investigate the proposed improvements. If, in his judgment, the improvements are feasible, the Engineer shall make an estimate of the probable cost of the improvements and report the same to the Board. The Engineer shall include in his report:

1. A map showing the location of the proposed improvements, the land represented by the petitioners, or if by resolution of the Board, the land intended to be served, the location of any existing facilities to be extended, and a boundary surrounding all the property to be assessed.

2. A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvements to the properties specially benefited, said recommendation to take into consideration all written requests for specific methods of assessment received from property owners proposed to be assessed.

3. The description and assessed value of each lot, parcel of land or portion thereof, to be specially benefited by the improvements, with the names of the record owners thereof.

4. Where the improvements petitoned for include more than one type of improvement, as hereinbefore described, a separate statement of the estimated cost of the construction and installation of each type shall be made, and submitted to the Board.

5. A financing plan, considering the requirement of § 5.03, and developed in cooperation with the County Treasurer and Budget Officer which may include consideration of all possible funding options available, including Federal, State and County government sources. The plan shall include a recommendation as to the funding method which would result in the most advantageous cost to the County, a strategy for conversion of guarantees posted as a requirement of prior development, and a procedure for the deferral or adjustment of assessments in appropriate situations.

SECTION 5.00 Action on the Report, Public Hearing and Remonstrance

5.01 Upon the filing of the Engineer's report as described, the Board shall, within thirty (30) days, review and accept the report, as submitted or modified, or deny the report.

5.02 If the report is accepted, the Board shall mail, by certified letter, to the owner of each parcel of land (within the proposed improvement district) to be assessed for the proposed improvement, at his latest address of record on file with the County Assessor, a written notice containing the accepted report, the estimated cost of the improvement, the estimated amount of the assessment against his land, and setting the date and time not less than ten (10) days after accepting the report, for a public hearing on the proposed improvement. The notice shall be mailed not less than five (5) days prior to the date of the hearing and shall require the owner to file with the Board, at the public hearing or within twenty (20) days after the public hearing, his written objection, if any, to the further completion of the improvement.

5.03 Properties within an improvement district, which do not have direct or immediate availability or use of a public improvement or which are not intended to be served immediately, may have payment of assessments appropriately deferred by the Board. Deferral shall be until the earlier of either (a) or (b) as follows: (a) a date definite in the future to reasonably reflect the estimated nearness in time of future development of the property to the construction of the improvement, or (b) until such time that the property receives or requests service in the future. Upon (a) or (b), the property will pay its proportionate share plus an amount (1) sufficient to fully reimburse County for the interest or other charge for borrowing, or (2) for money advanced by the County directly to the project, the amount of money which the County would have earned by an investment of that amount for the same time.

5.04 If written objections are received by the Board signed by more than fifty (50) percent of the owners of land within the improvement district proposed to be assessed and such owners also represent more than fifty (50) percent of the total amount of the estimated assessment for the proposed improvement district, the proposed improvement shall, by order of the Board, be declared abandoned and no new petition may be filed and no new resolution may be adopted for the improvement within a period of one (1) year after the date of the order.

5.05 The Board will hear testimony and record written objections received at the public hearing from owners of property within the proposed improvement district, and will record written objections received for a period within twenty (20) days thereafter.

5.06 In case of tenants by the entireties, joint tenants or tenants in common, the parcel of land is considered as having one owner, which owner shall be deemed to have signed the objection only if every co-tenant of the parcel has signed.

5.07 Following the twenty (20)-day remonstrance period, the Board shall meet and, may without additional public testimony, make a determination, by order, to proceed with, or abandon, the proposed improvement.

SECTION 6.00 Proceeding with the Improvement, Compiling Costs and Recording of Assessments

6.01 If the number of objections from owners of property within the proposed improvement district is not sufficient to cause abandonment of the improvement as provided in Section 5.04, the Board may, by order describing the land to be assessed, direct the improvement to be made by contract, or by County forces in accordance with law.

6.02 The Board shall record the order for the improvement with the County Clerk. The order shall contain estimated assessments for properties within the adopted improvement district setting forth the date payments are due, including estimated assessments (and the effective dates thereof) having payment deferred. The recorded order is notice that the land described in the order is subject to a lien of an assessment for the cost of the improvement, in an amount to be determined later by the Board. The County Clerk shall endorse upon the order the date of the filing thereof, and shall record and index the same in a lien docket in the office of the County Clerk.

6.03 If the proposed improvement described in the order of the Board is not commenced within two (2) years after the order for the improvement is recorded, the Board may, by a new order, rescind its former order for the proposed improvement. The Board shall record with the County Clerk the order rescinding the former order for the proposed improvement. Thereupon, the land described shall be free of such lien and the effect of the former order. The County Clerk shall endorse upon the new order the date of the filing thereof, and shall record and index the same in the lien docket.

6.04 Initial payment for the construction of the improvement and all other improvement-related expenses shall be made from funds established by the Board for the purpose of providing funding for improvement projects, or from any other lawful source.

6.05 After the improvement has been made, inspected and certified by the Engineer and accepted by the Board, the Engineer shall compile the actual total cost of the improvement, including all surveying, engineering, inspection, legal, administrative, easement and right-of-way acquisition costs. Where the improvement includes more than one type of improvement, the Engineer shall separately compile the total cost of each improvement.

6.06 All funds expended for the improvement shall be reimbursed or the improvement warrants shall be retired to the extent of the proceeds of an assessment against the land benefited by the improvement, but no assessment shall be made against any operating railroad right-of-way without the consent of the owner thereof. Each landowner shall be assessed a portion of the cost of the improvement corresponding to the relative benefit to his land from the improvement.

6.07 The Engineer shall ascertain the amount of the assessment against each parcel of land assessed for the improvement and report the same to the Board.

6.08 The Board, by order, shall thereupon set the time, not less than ten (10) days after the filing of the report, and place for a hearing of objections to the assessments as fixed in the report of the Engineer.

6.09 Not less than five (5) days prior to the date of the hearing, the Board shall mail to the owner of each parcel of land proposed to be assessed, at his latest address of record on file with the County Assessor, a written notice of the time and place for the hearing of objections and of the amount of the proposed assessment against his land.

6.10 After hearing objections, the Board shall, by order, find and determine from the evidence submitted the amount of assessment against each individual parcel of land.

6.11 The Board shall certify a list and description of the ownership stating the amount of assessment against each individual parcel of land, and shall record the order with the County Clerk, who shall endorse thereon the date of the filing thereof and record and index it in the lien docket.

6.12 The assessments and interest are a lien upon the land against which the same are assessed from the date of the filing with the County Clerk of the order of the Board for the improvement, as provided in Section 6.01. Each parcel of land is deemed to be benefited by the improvement to the full amount of the assessment levied thereon. No transfer, sale or division of any such parcel, or change in the legal description thereof, in any way divests the lien from the original parcel and the whole thereof. Failing to enter the name of the owner or a mistake in the name of the owner does not in any way render void any assessment and does not

6.12 in any way affect the lien on the land described. The lien has priority over all other liens and encumbrances whatsoever, except tax liens.

6.13 The Board shall also show within the certified list of assessments the date payments are due and those properties having payment of assessment deferred. Said order shall include the amounts mentioned in § 5.03. Assessments considered as "deferred" shall be so indicated in the order submitted to the County Clerk for recording. The County Clerk shall endorse upon the order the date of the filing thereof and record and index it in the lien docket.

6.14 Upon payment of the assessment in full, the County Court shall satisfy the same by a notation in the lien docket, and the parcel of land charged with such assessment is thereby discharged from the lien.

SECTION 7.00 Assessments: Payment, Financing and Collection

7.01 No payment shall be due earlier than thirty (30) days after the certified list of assessments is filed with the County Clerk. The entire amount against each parcel of land shall be due and payable as provided in the certified list of assessments, at the office designated by the governing body of the County, and if not so paid, shall be delinquent from that date and shall bear interest at a rate established by the governing body of the County.

7.02 The owner of property assessed under this Ordinance shall have the right to apply for installment payments of the assessment as provided in ORS 223.210 et seq.

7.03 The provisions of ORS 223.205 to 223.295 (Bancroft Bonding Act), 223.770 relating to the assessment of property benefited by public improvements and to the issuance of bonds and other obligations for the cost of such improvements, ORS 223.785 relating to the issuance of special assessment improvement bonds and the provisions of ORS 287.502 to 287.515 relating to the issuance of improvement warrants by cities, shall apply, though not exclusively, insofar as practicable and applicable in relation to the assessment by counties of the cost of any portion of the cost of improvements against the property benefited in accordance with this Ordinance and to the issuance of bonds and other obligations by the County. However, notwithstanding the provisions of ORS 223.295, in issuing bonds and other obligations under the provisions of this section, a county may incur indebtedness to an amount not exceeding .0375 of the latest true cash valuation of the county, except as it may be limited by ORS 287.054 or other applicable law.

7.04 Where, in ORS 223.205 to 223.295, 223.770 and 287.502 to 287.510, officials of cities are referred to, the corresponding officials of counties where applicable and unless otherwise designated by charter shall perform the required functions. The duties required of the common council, board of trustees, or other governing body of a city shall be performed by the governing body of the county. The duties required of the auditor, clerk or other officer charged with keeping the records of a city shall be performed by the County Clerk. The duties required of the mayor or other executive head of a city shall be performed by the chairman of the governing body of the county. The duties of the City Treasurer shall be performed by the County Treasurer.

7.05 One year from the date an assessment for improvements under this Ordinance is delinquent, or, in case the assessment has been spread in semi-annual installments, one year from the date any semi-annual installment of the assessment is delinquent, the Board shall prepare a delinquent list of all assessments not wholly paid. The list shall contain a description of the land, the name of the person to whom assessed and the amount of the assessment and interest due.

7.06 The Board shall transmit the list to the Circuit Court, for issuance of a writ of execution thereon, directed to the Board.

7.07 The Board shall proceed to collect the unpaid assessments named in the list by advertising and selling each parcel of land in the manner provided by law for the sale of real property on execution, but no parcel shall be sold for a sum less than the amount of the unpaid assessment plus interest thereon and the cost of advertising and sale.

SECTION 8.00 Validity

The separate provisions of this Ordinance are hereby declared to be independent from one another, and if any clause, sentence, paragraph or part of this Ordinance shall, for any reason, be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect the remainder of this Ordinance or impair or invalidate it in any manner.

SECTION 9.00 Effective Date

First reading by the Board of County Commissioners this 16th day of May, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 13th day of June, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown
County Clerk

APPROVED AS TO FORM:

Jim Boldt
Legal Counsel

Gail J. Gibson
Recording Secretary

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-5

AN ORDINANCE ADOPTING AMENDMENTS TO THE JOSEPHINE COUNTY COMPREHENSIVE PLAN, ORDINANCE NO. 81-11, AS AMENDED; THE JOSEPHINE COUNTY ZONING ORDINANCE, ORDINANCE NO. 81-13, AS AMENDED; AND ADDITIONAL DOCUMENTS NECESSARY FOR THE RESUBMITTAL OF THE COMPREHENSIVE PLAN TO THE LAND CONSERVATION AND DEVELOPMENT COMMISSION, BY COMPONENT.

WHEREAS, during the review of the Josephine County Comprehensive Plan and implementing ordinances, the Land Conservation and Development Commission determined that certain portions of the Plan and Ordinances were deficient; and

WHEREAS, the Land Conservation and Development Commission requires the Board of County Commissioners to adopt amendments to the Comprehensive Plan and Josephine County Zoning Ordinance; and

WHEREAS, these amendments are deemed necessary to secure acknowledgment by the Land Conservation and Development Commission of the Comprehensive Plan adopted by the Board of Commissioners.

NOW, THEREFORE, the Board of County Commissioners of Josephine County, Oregon, ordains as follows:

SECTION 1. Amendments to the Zoning Ordinance as set forth in Exhibit "A", attached hereto.

SECTION 2. Amendments to the Goals and Policies as set forth in Exhibit "B", attached hereto (Comprehensive Plan).

SECTION 3. Amendments to the Industrial Park (IP) District of the Zoning Ordinance as set forth in Exhibit "C", attached hereto.

SECTION 4. Amendments to the Exceptions Document in the Comprehensive Plan, requesting acknowledgment of additional lands as committed to residential uses, as set forth in Exhibit "D", attached hereto.

SECTION 5. Amendments to the Data Base in the Comprehensive Plan, adding Goal #5 inventories and completion of Economic, Social, Environmental, and Energy statements as required by the Land Conservation and Development Commission for acknowledgment of the Comprehensive Plan as set forth in Exhibit "E", attached hereto.

SECTION 6. Affirmation.

Except as otherwise provided herein, Ordinance Nos. 81-11 and 81-13 are hereby affirmed as originally adopted or thereafter amended.

EXHIBIT A

ZONING ORDINANCE AMENDMENTS

A. Amend Section 16.020(2)(f) to read:

Single-family dwelling or mobile home that is necessary and accessory to carry out resource uses subject to the following:

A resource management plan shall be incorporated as part of the development permit and shall serve as a guideline for enhancement of the resource; and, shall be prepared by a person who is qualified to prepare a management plan. Management plans prepared or approved by the Oregon State Department of Forestry, the Soil Conservation Service or the OSU Extension Service shall be accepted. Resource management plans shall include at least the following:

a. A map, drawn to scale, of the property.

b. A statement of the landowners' management objectives.

c. A statement of the existing condition of the resource and proposed methods of treatment and access.

d. A statement of effects of management activities on wildlife habitat, soil conservation and streambank protection.

e. A statement of proposed methods of fire prevention and suppression.

f. A time schedule of planned management operations.

B. Amend 16.025(2) to read:

2. Public facilities such as water storage reservoirs <u>for resource use</u>,...

C. Amend Section 16.030(2) to read:

2. An additional housing unit for the duration of a medical hardship.

D. Amend Section 17.030 to add the following:

...Sections 52.035 through 52.037.

E. Amend Section 17.030(4) to read:

4. An additional housing unit for the duration of a medical hardship.

F. Amend Section 18.030 to add the following:

...Sections 52.035 through 52.037.

G. Amend Section 18.030(3) to read:

3. An additional housing unit for the duration of a medical hardship.

H. Amend Section 19.020(1) by deleting subsection (a) through (e).

I. Amend Section 19.025(12) to read:

12. Single-family residential dwellings, not provided in conjunction with <u>commercial</u> farm use,...

J. Amend Section 19.040(1)(d)(i) to read:

i. An inventory of all <u>commercial</u> farm operations...

K. Amend Section 19.040(1)(d)(ii) to read:

ii. An inventory of <u>commercial</u> farm use...

L. Amend Section 19.050(1)(a) to read:

a. It is compatible with <u>commercial</u> farm uses...

M. Amend Section 19.060 by adding:

2. An additional housing unit for the duration of a medical hardship.

N. Amend Section 20.030 to add the following:

...Sections 52.035 through 52.037.

SECTION 7. Effective Date.

First reading by the Board of County Commissioners is this 15th day of June, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 29th day of June, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COMMISSIONERS

Anthony J. Correa, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

APPROVED AS TO FORM: (Excluding Exhibits)

James H. Boldt, Legal Counsel

Gail J. Gibson
Recording Secretary

EXHIBIT B

As amended by the Board of County Commissioners in Public Hearing, June 15, 1984.

GOALS AND POLICIES AMENDMENTS

A. Amend Goal 1, Policy 4 to add:

An eighty (80) acre minimum parcel size is hereby recognized as an appropriate large lot size to encourage agricultural pursuits.

EXHIBIT C

INDUSTRIAL PARK DISTRICT

SECTION 31.010 Purposes of Industrial Park District.

This District is intended to provide a classification for lands appropriate for research or development of materials, methods, or products, and compatible non-polluting, light manufacturing, in a park-like environment.

SECTION 31.011 Applicability of the District.

The Industrial Park District shall apply to all lands as zoned on the official Zoning Map for Josephine County under an Industrial Park classification. These Regulations shall not apply to a building or structure, or to a use of property, which does not conform to these Regulations and which lawfully existed at the time of adoption of this Ordinance, pursuant to the Standards of 50.010 and 52.010 of this Ordinance.

Buildings or structures hereafter erected, structurally altered, enlarged or moved, and land hereafter used in this District shall comply with provisions of this Ordinance. Development permits shall be issued pursuant to Section 52.005.

SECTION 31.015 Criteria.

Uses listed in this District under Section 31.020 shall be subject to the requirements of Section 52.025, and shall comply with the following criteria:

1. The proposed use shall not constitute an excessive or undue nuisance to adjoining properties due to noise or light and glare or interfere with the use of adjoining lands.

2. The proposed use shall not result in excessive or prolonged traffic congestion or result in traffic safety hazards on any public road or street.

standards shall apply:

1. Height. Buildings, structures, and portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet. Exceptions to the height limitations are addressed in Section 50.081.

2. Area and setbacks.

   a. The minimum lot size for all uses permitted outright in Section 31.020 shall be adequate to provide for the use including sanitation requirements, if any, off-street parking (50.090) and landscaping requirements.

   b. Additional exceptions regarding lot size requirements are provided in Section 50.099.

   c. Front Yard. A front yard of 50 feet shall be provided.

   d. Side and Rear Yard. The side yard and rear yard shall be 20 feet.

   e. Authorized Lot is defined in Section 14.050 (133).

   f. Additional standards and exceptions regarding yard requirements are provided in Sections 50.082 and 50.083.

SECTION 31.050 <u>Landscaping</u>.

Landscaping shall be provided in the front setback area of all uses in this zone. In addition, landscaping shall be provided on the perimeter of any lot used for a public parking lot for more than five (5) or more vehicles, separating the lot from any public roadway. Such areas shall consist of suitable ground cover or shall be fully landscaped with lawn, trees, or shrubs. No portion except the access drives shall be paved.

All landscaping for permitted uses shall be installed in accordance with a plan incorporated as part of the development permit. Landscaping shall be installed in accordance with a plan approved by the Planning Director. The design and materials proposed therein shall be appropriate for the use and appearance of the parking area and shall not obscure visibility of access drives onto public roadways. Landscaped areas shall be maintained in a healthy condition and free of weeds and

3. Any waste generated by any use permitted in this District shall be temporarily stored in a sanitary receptacle and shall be screened by landscaping or a sight-obscuring fence.

4. The proposed use is suitable for the property in question, considering the long-range industrial potential for the zone, and further considering that piecemeal and uncoordinated development of the District may limit the potential for optimum development of the area.

5. The proposed use will be supported by adequate public facilities, including transportation systems, availability of water, for consumptive and fire-fighting purposes, and availability of solid waste and sewage disposal systems.

6. All utilities shall be underground.

SECTION 31.020 Uses Permitted Outright.

1. Research and development facilities.

2. Light manufacturing activities, not including an activity having the function of storing, utilizing or manufacturing of explosive materials.

3. Public faciities, including police and fire substations, water reservoirs and treatment plants, sewage treatment plants, armories and similar uses.

4. Offices and services associated with uses permitted in this Section.

5. Data processing and computer services.

6. Publishing facilities.

7. Radio or television broadcasting studios, not including transmitters or towers.

8. Storage related to uses permitted in this Section.

9. Housing facilities for security personnel, i.e. caretaker, nightwatch persons.

10. Signs, subject to Section 50.089.

11. Similar compatible uses, subject to Section 50.088.

SECTION 31.040 Dimensional Standards.

ADDITIONAL REQUIREMENTS MAY INCLUDE

Administration	Chapter 16
Special Districts	Chapter 14
Supplemental Provisions	Chapter 15

10-22-84

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-6-E

AN ORDINANCE AMENDING ORDINANCE NO. 83-6 (WHICH IS AN ORDINANCE REQUIRING IMPACT AND WATER QUALITY TESTS FOR CERTAIN LAND DEVELOPMENTS TO BE SERVED BY INDIVIDUAL WATER SYSTEMS FROM A GROUNDWATER SOURCE: ESTABLISHES STANDARDS AND PROVIDES PENALTIES); AND DECLARING AN EMERGENCY.

THE BOARD OF COUNTY COMMISSIONERS OF JOSEPHINE COUNTY, OREGON, ORDAINS AS FOLLOWS:

SECTION 1:

Ordinance No. 83-6 (given its first reading on July 20, 1983, and its second reading on August 10, 1083) is hereby amended as follows:

1. Amend the Ordinance Title to read;

   AN ORDINANCE REQUIRING IMPACT AND WATER QUALITY TESTS FOR CERTAIN LAND DEVELOPMENTS TO BE SERVED BY INDIVIDUAL WATER SYSTEMS FROM A GROUNDWATER SOURCE: ESTABLISHES TEST STANDARDS AND PROVIDES PENALTIES

2. Amend Section 4(K) to delete the word "domestic".

3. Amend Section 4(O) to read:

   O. <u>Water Quality Test</u>: A test to determine potability and/or chemical quality of the water.

4. Amend Section 5(A) to read:

   "....before submittal, successfully complete a Major Pump Test as a condition of Final Platting.

5. Amend Section 5(B) to read:

   "...shall successfully complete a Minor Pump Test as a condition of submitting a Final Plat or approval by the Planning Director".

6. Amend Section 5(C) to read:

   "...before submittal, shall successfully complete a Major Pump Test prior to the issuance of a Development Permit or to submitting a Final Plat".

7. Amend Section 5 by adding subsection H as follows:

H. Notwithstanding any other provision of the Ordinance, this Ordinance does not apply to situations including land divisions where there is a pre-existing well or wells and the groundwater use is not being changed to a more intensive use or potential additional uses are not being created.

8. Amend the title of Section 8 to read:

SECTION 8. TEST OBJECTIVE

9. Amend Section 8(A)(3) to read:

3. To develop data concerning the effects of well interference.

10. Amend Section 8(A)(4) to read:

4. To determine the gallons per minute pumped in a given time.

11. Amend Section 8(B) to read:

B. Test Standard:

1. The test shall establish the proposed well is capable of supplying water at a minimum rate of four hundred gallons per day per dwelling unit even though during testing a greater amount may be observed, or for any well being used for a commercial or industrial development the proposed well shall be capable of supplying water to meet or exceed the estimated needs of the development; and

2. Any observation well shall not have the water level reduced to less than 25 percent of the initial standing water column; and

3. Any observation well in which drawdown does not exceed 75 percent of the initial column of water shall have a recovery of at least 80 percent of the drawdown within twelve (12) hours.

Any development that is required to pass the above standards shall start construction withint twelve (12) months or any longer period as specified in applicable regulations. If the development construction has not begun within the specified time period, a new test shall be required.

12. Amend the title of Section 8(C) to read:

C. Test Standards and Procedure:

13. Amend Section 8(C)(1)(c) to read:

C. "...the test. First well measurement taken one minute after pump is started then every one minute to ten (10) minutes. Every two (2) minutes from ten (10) to twenty (20) minutes. Next measurement at thirty (30) minutes, every fifteen (15) minutes from thirty (30) minutes to 240 minutes.

14. Amend Section 8(C)(1)(e) to read:

"....requirements in #c above but in no case for less..."

15. Amend Section 8(C)(1)(f) to read:

"...sworn report. Items #c and #d also pertain..."

16. Amend Section 9 to read:

"...A distance drawdown graph may be required..."

17. Amend Section 10(B) to read:

B. A water Quality or Quantity Test shall be required for all wells being altered or constructed in documented...

In all other respects, Ordinance No, 83-6 shall remain in full force and effect.

SECTION 2. EFFECTIVE DATE

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, an emergency is hereby declared to exist, and this Ordinance shall take effect immediately upon its final enactment and adoption by the Board of County Commissioners.

PASSED BY THE JOSEPHINE COUNTY BOARD OF COMMISSIONERS AND SIGNED BY US IN OPEN SESSION IN AUTHENTICATION OF ITS PASSAGE THIS 17th day of October, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkins
Recording Secretary

APPROVED AS TO FORM:

James H. Boldt, Legal Counsel

RECEIVED 11-5-84

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-6

AN ORDINANCE AMENDING ORDINANCE NO. 83-6 (WHICH IS AN ORDINANCE REQUIRING IMPACT AND WATER QUALITY TESTS FOR CERTAIN LAND DEVELOPMENTS TO BE SERVED BY INDIVIDUAL WATER SYSTEMS FROM A GROUNDWATER SOURCE: ESTABLISHES STANDARDS AND PROVIDES PENALTIES).

THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY, OREGON, ORDAINS AS FOLLOWS:

SECTION 1:

Ordinance No. 83-6 (given its first reading on July 20, 1983, and its second reading on August 10, 1983) is hereby amended as follows:

1. Amend the Ordinance title to read:

   AN ORDINANCE REQUIRING IMPACT AND WATER QUALITY TESTS FOR CERTAIN LAND DEVELOPMENTS TO BE SERVED BY INDIVIDUAL WATER SYSTEMS FROM A GROUNDWATER SOURCE: ESTABLISHES TEST STANDARDS AND PROVIDES PENALTIES.

2. Amend Section 4(K) to delete the word "domestic".

3. Amend Section 4(O) to read:

   O. Water Quality Test: A test to determine potability and/or chemical quality of the water.

4. Amend Section 5(A) to read:

   All subdivisions (creating four or more lots) proposing one or more lots less than one (1) acre in size, shall before submittal, successfully complete a Major Pump Test as a condition of Final Platting.

5. Amend Section 5(B) to read:

   All major and minor partitions (three or less lots) creating one or more lots less than one acre in size, shall successfully complete a Minor Pump Test as a condition of submitting a Final Plat or approval by the Planning Director.

6. Amend Section 5(c) to read:

New construction of multi-family dwelling units and mobile home parks or planned unit developments, which require a site review, shall, before submittal, successfully complete a Major Pump Test prior to the issuance of a Development Permit or to submitting a Final Plat.

7. Amend Section 5 by adding Subsection "H" as follows:

H. Notwithstanding any other provision of this Ordinance, this Ordinance does not apply to either (a) situations where there is a pre-existing well or wells and the use is not being changed to a more intense use, or (b) a land division creating a lot more than one (1) acre in size, simply by virtue of the creation of such a size lot.

8. Amend the title of Section 8 to read:

SECTION 8. TEST OBJECTIVE

9. Amend Section 8(A)(3) to read:

3. To develop data concerning the effects of well interference.

10. Amend Section 8(A)(4) to read:

4. To determine the gallons per minute pumped in a given time.

11. Amend Section 8(B) to read:

B. Test Standard:

1. The test shall establish the proposed well is capable of supplying water at a minimum rate of four hundred (400) gallons per day per dwelling unit even though during testing a greater amount may be observed, or for any well being used for a commercial or industrial development, the proposed well shall be capable of supplying water to meet or exceed the estimated needs of the development; and

2. Any observation well shall not have the water level reduced to less than twenty-five percent (25%) of the initial standing water column; and

3. Any observation well in which drawdown does not exceed seventy-five percent (75%) of the initial column of water shall have a recovery of at least eighty percent (80%) of the drawdown within twelve (12) hours.

Any development that is required to pass the above standards shall start construction within twelve (12) months or any longer period as specified in applicable regulations. If the development construction has not begun within the specified time period, a new test shall be required.

12. Amend the title of Section 8(C) to read:

C. Test Standards and Procedure:

13. Amend Section 8(C)(1)(b) to read:

b. At least two (2) of the following methods shall be used to measure the discharge flow rate:

I. Observing time required to fill a container of of known volume.

II. Commercial type water meter to measure amount pumped in a given time (i.e., gallons in a minute).

III. Non-invasive type flow meters (i.e., ultrasonic).

IV. Circular orifice weir.

V. Orifice bucket.

VI. Open pipe flow:

i. horizontal pipe method (trajectory)

ii. vertical pipe method

Several methods should be used to insure accuracy (i.e., I and VI, I and IV, III and I, II and I, etc.). Methods must be approved by the Watermaster prior to the test.

14. Amend Section 8(C)(1)(c) to read:

Using the pump or a comparable pump intended to accommodate whatever alnd uses are proposed, measure static water level, start pump at maximum flow which can be sustained by the pump and supported by the well constantly throughout the test. First well measurement taken one minute after pump is started then every one (1) minute to ten (10) minutes. Every two (2) minutes from ten (10) to twenty (20) minutes. Next measurement at thirty (30) minutes, every fifteen (15) minutes from thirty (30) minutes to 240 minutes. Shut down pump and start recovery, recording in the same manner as pump drawdown. Continue for four (4) hours or until there in an eighty percent (80%) recovery on the well. If an eighty percent (80%) recovery has not been reached in four (4) hours,

a spot check will be made every four (4) hours until eighty percent (80%) recovery has been reached.

15. Amend Section 8(C)(e) to read:

Pumping to be conducted a minimum of four (4) hours. The time span will be regulated by the requirements in #c above but in no case for less than four (4) hours.

16. Amend Section 8(C)(1)(f) to read:

There should be at least two (2) observation wells used. The most distant well to be within a 500 foot radius, the second well within a 100 foot to 300 foot radius. If they are not available, a written explanation concerning the particulars will be included in the sworn report. Items #c and #d also pertain to observation wells.

17. Amend Section 9 to read:

This section applies to the Minor Pump Test and Major Pump Test. In accordance with recognized principles of well hydraulics, graphs shall be prepared and filed with the Watermaster to show time drawdown and time recovery for the pumped well and the observation well. A distance drawdown graph may be required for anticipated rates of pumping. The rate of pumping, time and drawdown are required as well as other data which may be considered necessary to satisfy the test objectives.

18. Amend Section 10(B) to read:

B. A water Quality or Quantity Test shall be required for all wells being altered or constructed in documented Water Quality or Quantity problem areas. Well construction or abandonment shall be in accordance with Oregon Administrative Rules as cited above if the water quality test does not meet the standards as stated.

In all other respects, Ordinance No. 83-6 shall remain in full force and effect.

SECTION 2. EFFECTIVE DATE

First reading by the Board of County Commissioners is this 10th day of October, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 31st day of October, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown
County Clerk

Darlene W. Darkins
Recording Secretary

APPROVED AS TO FORM:

James H. Boldt
Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-7-E

AN ORDINANCE ADOPTING AMENDMENTS TO THE JOSEPHINE COUNTY ZONING ORDINANCE, ORDINANCE NO. 81-13, AS AMENDED, BY COMPONENT AND DECLARING AN EMERGENCY.

WHEREAS, the purpose of the Industrial Park Zone is to provide a zoning district that encourages the establishment of industrial uses in a park like setting; and

WHEREAS, the current Industrial Park Zone will not accomplish this purpose in a timely and efficient manner; and

WHEREAS, the Board of County Commissioners finds that accomplishing the purpose in such a manner will benefit the economy of the area; and

WHEREAS, the following changes in the Ordinance will meet the purpose of the zone in a timely and efficient manner.

NOW, THEREFORE, the Board of County Commissioners of Josephine County, Oregon, ordains as follows:

SECTION 1. Amendments to the Industrial Park (IP) District of the Zoning Ordinance as set forth in Exhibit "A", attached hereto.

SECTION 2. Affirmation.

Except as otherwise provided herein, Ordinance No. 81-13 is hereby affirmed as originally adopted or thereafter amended.

SECTION 3. Effective Date.

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, and emergency is hereby declared to exist and this Ordinance shall take effect immediately upon its final enactment and adoption by the Board of County Commissioners.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its passage this _____ day of _____, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

_____
Anthony J. Corriea, Chairman

_____
William F. Ford, Vice Chairman

_____
Harold L. Haugen, Commissioner

ATTEST:

_____
Georgette Brown, County Clerk

APPROVED AS TO FORM:

_____
James H. Boldt, Legal Counsel

EXHIBIT A

INDUSTRIAL PARK DISTRICT

SECTION 31.010 Purposes of Industrial Park District.

This District is intended to provide a classification for lands appropriate for research or development of materials, methods, or products, and compatible non-polluting, light manufacturing, in a park-like environment.

SECTION 31.011 Applicability of the District.

The Industrial Park District shall apply to all lands as zoned on the official Zoning Map for Josephine County under an Industrial Park classification. These Regulations shall not apply to a building or structure, or to a use of property, which does not conform to these Regulations and which lawfully existed at the time of adoption of this Ordinance, pursuant to the Standards of 50.010 and 52.010 of this Ordinance.

Buildings or structures hereafter erected, structurally altered, enlarged or moved, and land hereafter used in this District shall comply with provisions of this Ordinance. Development permits shall be issued pursuant to Section 52.005.

SECTION 31.015 Criteria.

Uses listed in this District under Section 31.020 shall be subject to the requirements of Section 52.025, and shall comply with the following criteria:

1. The proposed use shall not constitute an excessive or undue nuisance to adjoining properties due to noise or light and glare or interfere with the use of adjoining lands.

2. The proposed use shall not result in excessive or prolonged traffic congestion or result in traffic safety hazards on any public road or street.

3. Any waste generated by any use permitted in this District shall be temporarily stored in a sanitary receptacle and shall be screened by landscaping or a sight-obscuring fence.

4. The proposed use is suitable for the property in question, considering the long-range industrial potential for the zone, and further considering that piecemeal and uncoordinated development of the District may limit the potential for optimum development of the area.

5. The proposed use will be supported by adequate public facilities, including transportation systems, availability of water, for consumptive and fire-fighting purposes, and availability of solid waste and sewage disposal systems.

6. All utilities shall be underground.

SECTION 31.020 Uses Permitted Outright.

1. Research and development facilities.

2. Light manufacturing activities, not including an activity having the function of storing, utilizing or manufacturing of explosive materials.

3. Public faciities, including police and fire substations, water reservoirs and treatment plants, sewage treatment plants, armories and similar uses.

4. Offices and services associated with uses permitted in this Section.

5. Data processing and computer services.

6. Publishing facilities.

7. Radio or television broadcasting studios, not including transmitters or towers.

8. Storage related to uses permitted in this Section.

9. Housing facilities for security personnel, i.e. caretaker, nightwatch persons.

10. Signs, subject to Section 50.089.

11. Similar compatible uses, subject to Section 50.088.

SECTION 31.040 Dimensional Standards.

standards sha apply:

1. Height. Buildings, structures, and portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet. Exceptions to the height limitations are addressed in Section 50.081.

2. Area and setbacks.

   a. The minimum lot size for all uses permitted outright in Section 31.020 shall be adequate to provide for the use including sanitation requirements, if any, off-street parking (50.090) and landscaping requirements.

   b. Additional exceptions regarding lot size requirements are provided in Section 50.099.

   c. Front Yard. A front yard of 50 feet shall be provided.

   d. Side and Rear Yard. The side yard and rear yard shall be 20 feet.

   e. Authorized Lot is defined in Section 14.050 (133).

   f. Additional standards and exceptions regarding yard requirements are provided in Sections 50.082 and 50.083.

SECTION 31.050 <u>Landscaping</u>.

Landscaping shall be provided in the front setback area of all uses in this zone. In addition, landscaping shall be provided on the perimeter of any lot used for a public parking lot for more than five (5) or more vehicles, separating the lot from any public roadway. Such areas shall consist of suitable ground cover or shall be fully landscaped with lawn, trees, or shrubs. No portion except the access drives shall be paved.

All landscaping for permitted uses shall be installed in accordance with a plan incorporated as part of the development permit. Landscaping shall be installed in accordance with a plan approved by the Planning Director. The design and materials proposed therein shall be appropriate for the use and appearance of the parking area and shall not obscure visibility of access drives onto public roadways. Landscaped areas shall be maintained in a healthy condition and free of weeds and

ADDITIONAL REQUIR NTS MAY INCLUDE

Administration	Chapter 16
Special Districts	Chapter 14
Supplemental Provisions	Chapter 15

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY
STATE OF OREGON

ORDINANCE NO. 84-7

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN MAPS, GOALS AND POLICIES, IMPLEMENTATION PLAN AND ZONING ODINANCE FOR THE UNINCORPORATED LANDS WITHIN THE URBAN AREA SURROUNDING THE CITY OF GRANTS PASS.

WHEREAS, the Oregon Revised Statutes 197.250 and 215.050 require the adoption of a Comprehensive Plan for the Urban Area of Josephine County, Oregon, to comply with the Statewide Planning Goals; and

WHEREAS, to comply with this requirement, the Board of County Commissioners adopted the Urban Growth Boundary by Resolution No. 79.41; and

WHEREAS, after a cooperative process involving citizen participation and the Planning Commission from the City of Grants Pass and Josephine County, and the Grants Pass City Council, the Board of County Commissioners adopted an Urban Area Comprehensive Plan Map and Zoning Map, Ordinance No.s 83-3 and 83-4; Urban Area Zoning Ordinance No. 81-25 amended by Ordinance No.s 82-7, 82-14, 82-18, 82-19, 82-41, 82-45, 83-4, 83-18E, 83-18, 83-30-E, and 83-20; Josephine County Subdivision Ordinance No. 73-4, amended by Ordinance Nos. 81-33, 81-36, 83-19-E, 83-19, 83-20-E and 83-20; Goals and Policies, Ordinance 83-23; Implementation Plan, Ordinance 83-23; the Urban Growth Boundary, Ordinance 83-24; and

WHEREAS, during the review of the Comprehensive Plan and implementing ordinances the Land Conservation and Development Commission determined that certain portions of the Plan and Ordinances were deficient; and

WHEREAS, the Land Conservation and Development Commission requires the Board of County Commissioners to adopt amendments to the Comprehensive Plan Goals and Policies, Data Base; and

WHEREAS, these amendments are deemed necessary to secure acknowledgement by the Land Conservation and Development Commission of the Comprehensive Plan adopted by the Board of Commissioners.

NOW THEREFORE THE BOARD OF COUNTY COMMISSIONERS OF JOSEPHINE COUNTY, OREGON, ORDAINS AS FOLLOWS:

SECTION 1: Amendments to the Urban Area Goals and Policies, as set forth in Exhibit "A", attached hereto.

SECTION 2: Amendments to the Implementation Plan as set forth in Exhibit "B", attached hereto.

SECTION 3: Amendments to the Urban Area Zoning Ordinance No. 81-25 as amended as set forth in Exhibit "C", attached hereto.

SECTION 4: Amendments to the Urban Growth Boundary Ordinance No. 83-24 as set forth in Exhibit "D", attached hereto.

SECTION 5: Amendments to the Urban Area Comprehensive Plan Map Ordinance No. 83-3 set forth in Exhibit "E", attached hereto.

SECTION 6: Amendments to the Urban Area Zoning Map Ordinance No. 83-4 as set forth in Exhibit "F", attached hereto. attched hereto.

SECTION 7: The Grants Pass and Urbanizing Area Data Base Findings as set forth in Exhibit "G", attached hereto, are hereby adopted as though fully set forth herein.

SECTION 8: Affirmation.

Except as otherwise provided herein, Ordinance No.s 83-3,83-4,81-25,73-4,83-23 and 83-24 are hereby affirmed as originally adopted or thereafter amended.

SECTION 9: Effective Date.

First reading by the Board of County Commissioners is this 10th day of August, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 24th day of August, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners

ATTEST:

Georgette Brown
Georgette Brown
County Clerk

APPROVED AS TO FORM:

James H. Boldt
James H. Boldt
County Legal Counsel

Darlene W. Darkins
Recording Secretary

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Anthony J. Corrica
Anthony J. Corrica, Chairman

William F. Ford
William F. Ford, Vice Chairman

Harold L. Haugen
Harold L. Haugen, Commissioner

EXHIBIT A

AMENDMENTS TO THE URBAN AREA GOALS/POLICIES

1. Amend the Urban Area Goals and Policies by adding as a Preamble:

   The following Goals are intended to provide a statement of direction for decisions for land use within the urbanizing area consistent with State guidelines. The accompanying policies are to provide a definite course of action in order to carry out the stated objectives of the Goals.

2. Amend Goal 5 Policies by adding Policy 8 to read:

   8. The City and County shall continue to improve their working relationship with each other and with other governmental bodies so as to improve the community's ability to accommodate growth.

3. Amend Goal 5 Policies by adding Policy 9 to read:

   9. The City and County shall encourage industrial development within the Urban Growth Boundary and the North Valley Industrial Park by:

   a. Working with non-profit organizations and groups seeking to improve employment opportunities and the property owners involved to encourage development of the remaining acres in Caveman Industrial Park.

   b. Providing City water service and fire suppression and prevention service to Josephing County's 85 acre North Valley Industrial Park, and encouraging full development of this park.

   c. Completing a facility plan and implementation strategy for the East Grants Pass Industrial Area, which will include the extension of Agness Avenue across the Southern Pacific Railroad tracks, and the extension of water along "N" street and Agness Avenue.

   d. Working with non profit organizations and groups and the landowners in the east Grants Pass Industrial Area to market their properties in a unified and cooperative

method.

e. Providing City water services south of the Rogue River to the "Redwood Plaza" Industrial area.

4. Amend Goal 5 Policies by adding Policy 10 to read:

10. The City and County will encourage commercial development at major commercial nodes, which includes the east Grants Pass Shopping Center; the Redwood Commercial Triangle south of the Rogue River and the downtown area.

5. Amend Goal 7 Policy 2 to read:

Neither the City nor County shall create special districts within the Urban Growth Boundary for the provision of services, unless approved by both parties and managed by either the City Council or the Board of County Commissioners. The citizens and County may create service or improvement districts for financing of utilities, public facilities or services to the Urban Growth Boundary area and immediate vicinity. Overlapping and competing layers of political control of the provision of services shall be discouraged. (Implementation Section 4.4)

EXHIBIT B

AMENDMENTS TO THE IMPLEMENTATION PROVISIONS AND/OR SECTIONS

1. Amend the Implementation by adding as a preamble:

   The County's Implementation Provisions of the Urban Growth Plan was adopted by Ordinance 83-23, Section 2 on December 9, 1983. The Provisions assign responsibilities to various departments and mandate activities to be accomplished by those departments to implement the Goals and Policies.

2. Amend Section 1.0 by adding 29 to read:

   The Board shall cooperate with the City to identify any areas and items of mutual concern which may extend beyond the Urban Growth Boundary. When any such areas and items are designated the City and Board shall establish procedures for notificaton and review for those areas and items of mutual concern.

3. Amend Section 1.0 by adding 30 to read:

   Within 18 months of adoption the Board shall review the Historical Sites Inventory scheduled to be completed by January 1985. At the conclusion of the review the Board shall consider the need for ordinances to preserve Historic Sites.

4. Amend Section 15.0 to read:

   15.0 Plan Maintenance and Amendments

   15.1 <u>Provision for Amendments</u>:

   The Comprehensive Plan is not an inflexible document. It is intended to be responsive to changes in community condition and attitude. In order to permit such flexibility, and at the same time maintain the integrity of the Comprehensive Plan, it is necessary to amend the Plan from time to time without frustrating its basic purpose.

   a. In order to maintain the validity of community decision-making, the Data Base must be continuously updated, and

the implications for decision-making that result from changing data and changing community attitudes should be widely disseminated and discussed.

b. Goals, Policies and Findings will require changing over time, as the community changes. Linkage must be maintained between policy and the data base, all land use maps, and the implementing ordinances.

c. From time to time, the Land Use Map may need to be amended, and yet still maintain the correct linkages to the goals, policies, findings and data base, as well as retaining internal consistency.

15.2 Minor and Major Amendments:

The City and County shall mutually revise the Comprehensive Plan from time to time, making minor and major amendments:

a. Data Base: Revisions to the Data Base shall be Minor Amendments and shall proceed administratively as follows:

1. Upon receipt of area or regional data, studies and analyses by other public or semi-public agencies;

2. Upon verification of site specific or area specific studies and analyses performed by the private sector;

3. Continuously as initiated by the Director; and

b. Findings, Goals and Policies: Amendments to Findings, Goals and Policies shall be either minor or major amendments, as follows:

1. Minor Amendments, involving minor changes to findings and policies only, at one year intervals.

2. Major Amendments, involving major changes to findings, goals and policies at five year intervals, two years after the decennial census and quintennial counts taken by the US Census Bureau.

c. Land Use Map: Amendments to the Comprehensive Plan Land Use Map shall be either minor or major amendments, as follows:

1. Minor Amendments, consisting of quasijudicial review of land use for one parcel or a group of parcels, shall be scheduled on an as needed basis for initial review by the Planning Commission.

2. Major Amendments, consisting of legislative review of overall patterns of land use within a neighborhood sub-area, or area, or within the City or Urban Growth Boundary as a whole, scheduled at five year intervals, two years following the decennial census and quintennial counts taken by the U.S. Bureau of the Census, using new Census data as a guide to the need and appropriateness of such major amendments.

d. Notwithstanding (b) and (c) above, minor or major amendments, may be considered at any time upon the mutual consent of the City Council and Board of County Commissioners, using revisions to the data base as a guide to the need and appropriateness of such revisions.

15.3 Initiating Amendments.

A. Comprehensive Plan Amendments may be initiated as follows:

a. A petition submitted by residents or property owners within the Urban Growth Boundary.

b. The Planning Commission.

c. The City Council.

d. The Board of County Commissioners.

15.4 Criteria for Amendment:

For amending the findings, goals, policies and Land Use Map of the Comprehensive Plan, the City Council and

Board of County Commissioners shall base their conclusions upon, and adopt findings in consideration of, all the following criteria:

a. Consistency with other findings, goals and policies in the Comprehensive Plan.

b. A change in circumstances, validated by and supported by the data base or proposed changes to the data base, which would necessitate a change in findings, goals and policies.

c. Applicable planning goals and guidelines of the State of Oregon.

d. Citizen review and comment.

e. Review and comment from affected governmental units and other agencies.

f. A demonstration that any additional need for basic urban services (water, sewer, streets, storm drainage, parks, and fire and police protection) is adequately covered by adopted utility plans and service policies, or a proposal for the requisite changes to said utility plans and service policies as a part of the requested Comprehensive Plan Amendment.

g. Additional information as required by the review body.

h. In lieu of item (b) above, demonstration that the Plan as originally adopted was in error.

15.5 Joint Review.

Amendments to the findings, goals, policies and Land Use Maps of the Comprehensive Plan shall be made either jointly by the City Council and Board of County Commissioners, or after mutual review of proposed revisions and assurance of compatibility by both the Council and Board. To be compatible, the Comprehensive Plan, findings, goals and policies of each jurisdiction must be found to be consistent, while the Comprehensive Plan Land Use Maps must be identical. The procedure for joint review shall be as provided in Section 15.7.

A. Urban Growth Boundary:

The Urban Growth Boundary of the City and County, as adopted and amended, shall:

a. identify and separate urbanizable land from rural land;

b. provide for an orderly and efficient transition from rural land uses to urban land uses;

c. allow for the orderly and economic provision of public facilities and services as needed to accommodate urban development;

d. contain future urban development within the geographical limits of the Boundary; and

e. be considered as part of one body with the policies of the Comprehensive Plan, and acted upon in the manner provided for in the Comprehensive Plan.

B. Boundary Amendments:

The City and County shall mutually amend the Urban Growth Boundary from time to time, making both minor and major amendments.

a. Minor amendments, involving only the inclusion or exclusion of lands, shall be considered as needed, using the City Manager's Annual Development Report as a guide to the need for and appropriateness of such minor amendments.

b. Major amendments, involving major changes in the data base, goals and policies, in addition to the inclusion and exclusion of lands, shall be considered at five year intervals, two years following the decennial census and quintennial counts taken by the U.S. Bureau of the Census, using new Census data as a guide to the need and appropriateness of such major amendments.

c. Notwithstanding (a) and (b) above, either major or minor amendments may be considered at any time upon the mutual consent of the City Council and Board of County Commissioners using the latest Annual Development Report and revisions to the data base as a guide to the need and appropriateness of such amendments.

C. Cr. .ria for Inclusion:

For including real property within the Urban Growth Boundary, the City Council and Board of County Commissioners shall base their conclusions upon, and adopt findings in consideration of the following criteria as relevant to each inclusion:

a. The proposed inclusion meets applicable planning goals and guidelines of the State of Oregon.

b. The proposed inclusion is consistent with the goals and policies of the Comprehensive Plan.

c. The applicant has demonstrated need to meet population growth requirements.

   1. As defined by residential, commercial, industrial, public, and semi-public land requirements determined by the Comprehensive Plan, as best met by the proposals versus other available alternatives; or

   2. As defined by a need to meet the land use requirements of a given area, subarea or neighborhood of the Boundary, consistent with the Comprehensive Plan policies for that area, subarea or neighborhood.

d. The applicant has demonstrated that the proposed inclusion recognizes the development patterns endorsed by the Comprehensive Plan.

e. The proposed inclusions are not agricultural lands supporting a commercial agricultural enterprise.

f. The proposed inclusions are contiguous to the Urban Growth Boundary.

g. The proposed inclusion can be provided with the full range of basic urban services in an economical manner.

h. Allow for citizen review and comment.

i. Allow for review and comment by affected governmental units and other agencies.

j. If property is included within the Boundary, the zoning of the included property shall be consistent with the Comprehehsive Plan Land Use Map for the Urban Growth Boundary.

D. Criteria for Exclusion:

For excluding real property from the Urban Growth Boundary previously included, the City Council and Board of County Commissioners shall base their conclusions upon, and adopt findings in consideration of, the following criteria, as relevant to each exclusion:

a. The proposed exclusion is consistent with the Planning Goals and Guidelines of the State of Oregon.

b. The proposed exclusion is consistent with the Goals and Policies of the Comprehensive Plan.

c. The applicant has demonstrated that the need for residential commercial, industrial, public and semi-public lands, as determined by the Comprehensive Plan, will not be significantly affected by the exclusion.

d. The proposed exclusion is not partitioned or developed to urban levels. Urban levels are evidenced by partitioning or residential development of more than one dwelling unit per acre; by basic urban services of sanitary sewer and/or water systems available to the area; by developed industrial, commercial and istitutional uses, or lands designated for those uses; and by the availability of sanitary sewer service or public water service to the area.

e. The proposed exclusion is agricultural land capable of supporting a commercial agricultural enterprise.

f. The proposed exclusion is contiguous to the Boundary, and will not leave islands within Urban Growth Boundary; also, the exclusion area represents a reasonable geographical exclusion in shape, does not preclude services to other lands within the Urban Growth Boundary, and does not constitute a disruption to the neighborhood.

g. The proposed exclusion cannot be provided with a full range of urban services in an economical manner.

h. Allow for citizen review and comment.

i. Allow for review and comment by affected governmental units and other agencies.

j. If property is excluded from the Boundary, the zoning of the excluded property shall be consistent with the County Comprehensive Plan Land Use Map. Urban level zones shall be contained within the Urban Growth Boundary.

E. Initiation of Revision:

Revisions to the Urban Growth Boundary may be initiated by:

a. A petition submitted by property owners or their authorized agents.

b. The Planning Commission.

c. The City Council.

d. The Board of County Commissioners.

A Signed Petition shall include either:

A petition signed by all property owners requesting inclusion or exclusion, or a petition signed by property owners requesting inclusion or exclusion within a designated area shown on an assessors map, such that the signatures represent more than half the property owners of more than half the property with more than half the assessed value of the total property shown within the designated area.

F. Joint Review:

Inclusions or exclusions of real property to the Urban Growth Boundary shall be made jointly by the City Council and Board of County Commissioners.

5. 15.07 City/County Joint Review Procedure

A. Joint Review.

Joint review as provided in this section by the City Council and Board of County Commissioners shall be required for amendment and revision to the following items:

a. Comprehensive Plan Data Base.

b. Comp Plan Findings, Goals and Policies.

c. Comp Plan Land Use Map.

d. Urban Growth Boundary.

e. Mutually adopted Service and Utility Plans.

B. Data Base Joint Review.

a. All administrative revisions to the Data Base shall be summarized annually, and placed in both the City Manager's and the County Planning Departments's Annual Development Reports, together with implications for policy making that may result from the data base revisions, including proposed changes to the Comprehensive Plan.

b. Revisions to the Data Base occurring during the year prior to the Annual Development Report that are significant enough to warrant reconsideration of Comprehensive Plan and Development Code policies, requirements and maps shall be forwarded to the City Manager for City Council consideration and to the Board of County Commissioners for consideration.

c. The City Council and Board of County Cmmissioners shall review all Data Base revisions in an administrative action at a public meeting, and shall determine at the time of such review whether to initiate an amendment to the Comprehensive Plan or the Development Code as a result of the revisions to the Data Base. The procedure for amendment action so initiated shall be as provided in this Element.

Governing Body Review may be joint, or may be separate. In either case, the revisions to the Data Base must be found to be consistent by both Council and Board.

d. In the case of findings of inconsistency, the Data Base conflict shall be resolved according to the procedure in Section 15.7(C)(e).

C. Finding/Goal/Policy, Land Use Map, UGB, Other Joint Review.

a. Request for Review. When amending the Comprehensive Plan Findings, Goals, Policies and Land Use Map, the Urban Growth Boundary and jointly adopted service or utility plans, the jurisdiction initiating action shall notify the other jurisdiction at least 45 days prior to the initial hearing on the matter before the Urban Area Planning Commission, Utility Commission or governing body, as appropriate.

b. Reply and Comment. At least ten (10) days prior to the initial hearing, the noticed jurisdiction shall reply, as follows:

1. no comment.

2. comment, with request that the originating jurisdiction conclude the matter.

3. comment, with request for a joint hearing on the matter.

c. Notice. Notice for the joint hearing shall be as provided in the ordinances of the initiating jurisdiction as follows:

1. For Council initiated items, as provided in the Development Code, Section 2.006, Type IV Procedure.

2. For Board initiated items, as provided in the Landuse Hearing Rules.

d. Hearing Procedure. Hearing procedure shall be as provided in the ordinances of the initiating jurisdiction as follows:

1. for Council initiated items, as provided in the Development Code, Section 9, Legislative Hearing Guidelines.

2. for Board initiated items as provvided in the Land Use Hearing Rules.

e. Governing Body. Following recommendation by the Urban Area Planning Commission, and joint workshops and hearings as apropriate by the governing bodies, the Council and Board shall take joint action on the amendment, as follows:

1. Concur in the amendment action, which for Data base inclusions, Land Use Map, Urban Growth Boundary, and Service and Utility Plan Maps shall mean identical material adopted by both jurisdictions, and for Data Base Supplemental Material, Findings, Goals and Policies, and Service and Utility Plan Policies, shall mean consistent material adopted by both jurisdictions. Upon concurrence, the amendment shall go forward.

2. Do not concur and call for a rehearing within 45 days. Such rehearing shall be noticed and conducted as provided in Sections 15.7(C)(c) and 15.7(C)(d) above.

3. Do not concur, and call for a mediated resolution of the matter within 45 days. A mediator acceptable to both parites shall be named within ten (10) days, and the costs of mediation, if any, shall be shared equally by the Council and Board. The Urban Area Planning Commission may serve as mediator. The mediated proposal shall be presented jointly to Board and Council in a noticed public meeting as provided in Sections 15.7(C)(c) and 15.7(C)(c) above.

4. Should the governing bodies fail to concur, as defined in Section 15.7(C), at the conclusion of the rehearing or upon presentation of the mediated proposal, the Amendment shall not go forward.

EXHIBIT C

AMENDMENTS TO THE URBAN AREA ZONING ORDINANCE

1. Amend Section 100.4 by adding the following:

   122. Bank Full Stage: The stage of elevation of which over flow of the natural banks of the stream or body of water begins to inundate the upland. (see OAR 141-85-100 (2).

   123. Bed and Banks: That portion of a stream bed, lake bed, or marshland lying below bank full stage. The bed and banks are the container in which the water normally rests. (see OAR 141-84-100 (3)).

   124. Rip Rap: The act of facing a stream bank with rock or similar substances to control erosion. (see OAR 141-85-100 (20)).

   125. Wetlands: Swamps, marshes and other land areas frequently covered by water to a depth great enough to limit vegetation to water loving tupes not found in well drained locations. (see OAT 141-85-100 (26)).

2. Amend Section 105.00 by deleting Residential-Suburban, (SR).

3. Amend Section 114 by repealing Sections 114.01, 114.02, 114.03, 114.04, 114.05, 114.06, 114.07, 114.08, 114.09, 114.10 and 114.11.

4. Amend Section 115.05 by adding:

   Stream Setbacks. No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

   NOTE: A permit may be required from the Division of State Lands for streambed alterations and/or streambank stabilization per ORS 541.605 through 541.695 and OAR

Div 85.

5. Amend Section 115.09 to read:

   a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

   b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

      1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

      2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

      3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

      4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication <u>Soil Interpretations for Oregon</u> shall be used.

6. Amend Section 116.05 by adding h to read:

   h. Stream Setbacks.

   No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to

alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

7. Amend Section 116.09 to read:

Section 116.09 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

8. Amend Section 117.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be

located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

9. Amend Section 117.10 to read:

Section 117.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

10. Amend Section 118.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

11. Amend Section 118.10 to read:

Section 118.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements

for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

12. Amend Section 120.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

13. Amend Section 120 by adding 120.10 to read:

Section 120.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

14. Amend Section 121.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

15. Amend Section 121 by adding 121.10 to read:

Section 121.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the

modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

16. Amend Section 122.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

17. Amend Section 122 by adding 122.10 to read:

Section 122.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil

series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

18. Amend Section 123.02 by adding c to read:

c. Any permitted use in the C-3 or C-4 District

19. Amend Section 123.05 by adding h to read:

h. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

20. Amend Section 123 by ading 123.10 to read:

Section 123.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall

C. Amended to be R-3

1. Township 36, Range 6, Section 13-1, Tax Lot 3200.

2. Township 36, Range 6, Section 27-1, Tax Lots 2000, 2100, 2200, 2300, 2400, 2401, 2402 and 2501.

3. Township 36, Range 6, Section 27-4, Tax Lots 100 and 101.

D. Amended to be M-1

1. Township 36, Range 5, Section 6, Tax Lot 1400.

prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

21. Amend Section 124.05 by adding g to read:

g. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

22. Amend Section 124 by adding 124.10 to read:

Section 124.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

23. Amend Section 125.05 by adding h to read:

h. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various

combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

24. Amend Section 125 by ading 125.10 to read:

Section 125.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

25. Amend Section 126.05 by adding h to read:

h. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve

riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

26. Amend Section 126 by adding 126.10 to read:

Section 126.10 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

27. Amend Section 127.05 by adding h to read:

h. Stream Setbacks.

No structure other than access, landings, docks, bridges, pumping or water treatment facilities shall be located closer than 20 feet from the edge of a stream bank. The setback shall be utilized to preserve riparian vegetation by not removing such vegetation within the banks of streams or the floodway of the Rogue River. Pruning of the vegetation in order to contain such vegetation within the banks or to alleviate a hazard is allowed. Noxious vegetation may be removed if replaced, within 90 days by

28. various combinations of plant materials and/or rip rap that stabilizes the streambank and preserves the aquatic habitat.

29. Amend Section 127 by adding 127.09 to read:

Section 127.09 Erosion and Sediment Control.

a. Any grading or filling on slopes that are 15% or greater, except when authorized or regulated by the State Forest Practice Rules, shall be subject to an Erosion and Sediment Control Plan that shall prevent or mitigate possible hazards to life, property or the natural environment.

b. An operation plan shall be submitted prior to any grading or filling on slopes 15% or greater. That plan shall provied the following information:

1. A statement of the land capabilities of the property on which the grading, filling or clearing is to be performed, including soil series name, slope, gradients, run-off potential, soil depth, erosion potential and natural drainage.

2. An accurate plot plan showing the exterior boundaries of the property on which the modification is to be performed, together with elevations, dimensions, location and extent of proposed grading, together with a map showing the drainage area and the proposed method of run-off disposal.

3. A list of equipment and methods to be employed in processing and disposing of soil and other material that is removed from the site, including the location of disposal sites.

4. Plans of final ground cover, landscaping, and erosion and drainage controls and requirements for stable cut and fill slopes, based on

detailed stability analysis. For the purposes of determining appropriate soil losses, the Soil Conservation Service, U.S.D.A. publication Soil Interpretations for Oregon shall be used.

30. Amend Section 128.07 by addin 7 to read:

7. To the extent possible, natural features are incorporated into the design in a manner that shall protect the scenic nature of the Rogue River.

31. Amend Section 132 by adding 132.28 to read:

132.28. Wetlands. Wetlands within the bed and banks of the Rogue River and its tributaries shall be protected. Wetlands within the Rogue River Floodway shall be left in their natural state. Wetlands within the Rogue River Floodplain shall be protected as much as possible. Alteration of Wetlands of tributary streams shall be subject to the conditions of a permit from the State Division of Lands. Development runoff shall not be routed through these riparian wetlands.

32. Amend Section 132 by adding 132.29 to read:

132.29. Stream Channelization, Diking or Filling. Stream channelizaton is prohibited. Streambed alteration, streambank stabilization, removal of material from a streambank or bed, or the filling of a stream may require a permit from the division of State Lands pursuant to ORS 541.605-541.695 and OAR Chapter 85. Should such permit be required, a development permit shall not be issued by the Director until a duly executed permit is received from the Division of State Lands.

EXHIBIT D

AMENDMENTS TO THE URBAN GROWTH BOUNDARY ORDINANCE NO. 83-24

A. The Urban Growth Boundary is amended to include the following properties:

1. Township 36, Range 5, Section 5-32, Tax Lot 700.

2. Township 36, Range 5, Section 6, Tax Lots 1400, 5700, 5703, 5800, 5801, 5802, 5803, 5804-92, 5900, 5904, 6100 and 6200.

3. Township 36, Range 5, Section 29-24, Tax Lot 900.

4. Township 36, Range 5, Section 30-13, Tax Lot 200.

5. Township 36, Range 6, Section 13-1, Taxl Lots 1100 and 1200.

6. Township 36, Range 6, Section 27-1, Tax Lots 2000, 2100, 2200, 2300, 2400, 2401, 2402 and 2501.

7. Township 36, Range 6, Section 27-4, Tax Lots 100 and 101.

B. The Urban Growth Boundary is amended to exclude the following properties:

1. Township 36, Range 5, Section 28-21, Tax Lots or portions of tax lots east of the Highline Canal, specifically; 100,200, 300, 2403, 2406, 2407, and 2409.

2. Township 36, Range 5, Section 28-24, Tax Lots or portions of tax lots east of the Highline Canal, specifically; 100, 401, 402, 500, 600 and 601.

3. Township 36, Range 6, Section 14-3, Tax Lots 1000, 1001, 1100, 1190, 1200, 1300, 1400, 1501, 1600, 1700, 1800, 2000, 2100, 2200, 2300, 2390, 2400, 2500, 2600, 2690, 2700, 2800, 2900, 3000, 3001, 3100, 3200, 3300, 3400, 3500, 3600, 3601, 3602, 3603, 3604, 3701, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600 and 4700.

4. Township 36, Range 6, Section 14-4, Tax Lots 2700-90 and 2800-90.

5. Township 36, Range 6, Section 15, Tax Lots 3900, 4000, 4100, 4200 and 4300.

6. Township 36, Range 6, Section 22-1, Tax Lots 101, 200, 201, 300, and 600.

7. Township 36, Range 6, Section 23-1, Tax Lots 400, 401, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 421, 424, 500, 600, 601, 602, 700, 800, 900, 1000, 1001, 1100, 1200, 1300, 1500, 1600, 1700, 1800, 1900, 2000, 2002 and 2100.

8. Township 36, Range 6, Section 23-2, Tax Lots 100, 101, 200, 300, 400, 500, 600, 700, 801, 900, 1000, 1201, 1600, 1601, 1700, 1800, 1890, 1900, 2000, 2100, 2200, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3101, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3801, 4000, 4200, 4201,4400, 4501, 4502, 4600 and 4700.

9. Township 36, Range 6, Section 13-3, Tax Lots 1200, 1201, 1202, 1203, 1204, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000 and 3100.

EXHIBIT E

AMENDMENTS TO THE URBAN AREA COMPREHENSIVE PLAN MAP ORDINANCE NO. 83-3

The Comprehensive Plan designations are amended as follows:

A. The designation on the following properties shall be Low Density Residential.

1. Township 36, Range 5, Section 16-44, Tax Lots 300, 301, 400, 500, 600, 700, 800, 900 and 1200.

2. Township 36, Range 5, Section 5-32, Tax Lot 700.

3. Township 36, Range 5, Section 6, Tax Lots 5700, 5703, 5800, 5801, 5802, 5803, 5804-92, 5900, 5904, 6100 and 6200.

4. Township 36, Range 5, Section 29-24, Tax Lot 900.

5. Township 36, Range 5, Section 30-13, Tax Lot 200.

6. Township 36, Range 6, Section 13-1, Tax Lots 1100 and 1200.

7. Township 36, Range 5, Section 31, Tax Lots 1400, 1401, 1500, 1501.

8. Township 36, Range 5, Section 31-32, Tax Lots 1600 and 1800.

9. Township 36, Range 5, Section 31-33, Tax Lots 100, 300, 400, 500, 600, 700, 800m 1000, 1100, 1200 and 1300.

10. Township 37, Range 5, Section 6-2, Tax Lots 200, 300, 400, 500, 600, 700, 800, 900, 1000 and 1100.

11. Township 36, Range 6, Section 23-1, Tax Lots 2300, 2400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 402, 403 and 1400.

12. Township 36, Range 6, Section 22-1, Tax Lots 400 and 501.

13. Township 36, Range 6, Section 23-2, Tax Lots 800, 1200, 1300, 1400, 1500, 4100, 4300 and 4500.

B. The following designation on the following properties shall be Moderate Density Residential:

1. Township 36, Range 5, Section 13, Tax Lots 1500, 1600, 2400, 2500, 2600, 2700, 2800, 2900, 3100, 3200, 3300, 3400, 3500, 3501, 3502, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4800, 5200, 5300, 5400, 5500, 5600, 5700-94 and a portion of 4801.

C. The designation on the following properties shall be High Density Residential:

1. Township 36, Range 6, Section 27-1, Tax Lots 2000, 2100, 2200, 2300, 2400, 2401, 2402 and 2501.

2. Township 36, Range 6, Section 27-4, Tax Lots 100 and 101.

3. Township 36, Range 6, Section 13-1, Tax Lot 3200.

D. The designation on the following property shall be Industrial:

1. Township 36, Range 5, Section 6, Tax Lot 1400.

2. Township 36, Range 6, Section 24-43, Tax Lots 1400 and 1401.

EXHIBIT F

AMENDMENTS TO THE URBAN AREA ZONING MAP ORDINANCE NO. 83-4

The zoning on the following properties shall be amended as follows:

A. Amended to be R-1-12

1. Township 36, Range 5, Section 31, Tax Lots 1400, 1401, 1500 and 1501.

2. Township 36, Range 5, Section 31-32, Tax Lots 1600 and 1800.

3. Township 36, Range 5, Section 31-33, Tax Lots 100, 300, 400, 500, 600, 700, 800, 1000, 1100, 1200 and 1300.

4. Township 37, Range 5, Section 6-2, Tax Lots 200, 300, 400, 500, 600, 700, 800, 900, 1000 and 1100.

5. Township 36, Range 5, Section 5-32, Tax Lot 700.

B. Amended to be R-1-8

1. Township 36, Range 5, Section 6, Tax Lots 5700, 5703, 5800, 5801, 5802, 5803, 5804-92, 5900, 5904, 6100 and 6200.

2. Township 36, Range 5, Section 29-24, Tax Lot 900.

3. Township 36, Range 5, Section 30-13, Tax Lot 200.

4. Township 36, Range 5, Section 13-1, Tax Lots 1100 and 1200.

5. Township 36, Range 6, Section 23-1, Tax Lots 2300, 2400, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 402 and 403.

6. Township 36, range 6, Section 22-1, Tax Lots 400 and 501.

7. Township 36, Range 6, Section 23-2, Tax Lots 800, 1200, 1300, 1400, 1500, 4100, 4300 and 4500.

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-8

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CAVE JUNCTION URBAN AREA BY ADOPTING A COMPREHENSIVE PLAN MAP AND A ZONING MAP AND APPROPRIATE DESIGNATIONS.

WHEREAS, an Urban Growth Boundary was established by a cooperative process between the City of Cave Junction and Josephine County as evidenced by Ordinance 80-2; and

WHEREAS, an immediate Urban Growth Boundary was adopted by Resolution 84-33 to identify the active urban development area and an area to be utilized for future urban development; and

WHEREAS it is necessary to designate the types of uses and the location of such uses to have an orderly development of the Urban Area with a coordinated Comprehensive Plan; and

WHEREAS, the State of Oregon mandates that local governments adopt comprehensive plans that meet goals regarding identification of urbanziable lands and land use to facilitate the orderly and economic provision of public facilities and services.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF JOSEPHINE COUNTY, OREGON, ORDAINS AS FOLLOWS:

SECTION 1: There shall be a residential area to be administered as follows:

Single-Family Residential: This district is intended to provide a quality environment for urban, single-family residences and other compatible uses. The minimum lot requirement is 7,000 square feet. The permitted uses include single-family dwellings, mobile homes, and accessory buildings used in conjunction with single-family dwellings.

SECTION 2: There shall be a Commercial Area to be administered as follows:

Commercial: The commercial district is intended to accommodate commercial activities which:

1. provide the basic goods and services needed by the surrounding residents, and

2. appropriate tourist and recreational goods, services, and facilities.

This includes a light industrial use which may be permitted under the conditional use plan.

SECTION 3: Comprehensive Plan designation are adopted as shown on Exhibit A.

SECTION 4: Zoning designations are adopted as shown on Exhibit B.

Section 5: Effective Date

First reading by the Board of County Commissioners is this 15th day of August, 1984

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 29th day of August, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corrica, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

APPROVED AS TO FORM: (EXCLUDING EXHIBITS)

James H. Boldt, Legal Counsel

Recording Secretary

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-9-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCE NO. 81-13 AND DECLARING AN EMERGENCY.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan and Ordinance No. 81-13, amended by Ordinance No.s 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, and 83-26, containing a Rural Convenience Center Commercial district, and

WHEREAS, the purpose of the Rural Convenience Center Commercial district is "intended to provide for the commercial and residential needs of rural residents in the County. The purpose of the district is to encourage the development of services that support surrounding rural use, and to achieve the objectives of the Comprehensive Plan regarding rural development, transportation, and energy conservation," and

WHEREAS, the Uses Permitted Outright under Section 27.020 contain virtually all uses to sustain services to a rural community with the exception of "mobile home, recreation vehicle, automobile and light truck retail sales and repair," and

WHEREAS, this deficiency would restrict every rural community in the County from having a "mobile home, recreation vehicle, automobile and light truck retail sales and repair" facility, an amenity common to community centers generally.

NOW, THEREFORE, the Board of County Commissioners of Josephine County ordains as follows:

SECTION 1: The Josephine County Zoning Ordinance shall be amended to include:

Section 27.020(5) Retail Services:

aaa. Mobile home, recreation vehicle, automobile and light truck retail sales and repair.

SECTION 2: Except as otherwise provided herein, Ordinance No. 81-13 is hereby affirmed as originally adopted or thereafter amended.

SECTION 3: Effective Date

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, an emergency is hereby declared to exist and this Ordinance shall take effect immediately upon its final enactment and adoption by the Board of County Commissioners.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its passage this 19th day of September, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown
County Clerk

APPROVED AS TO FORM:

James H. Boldt
County Legal Counsel

Darlene W. Darkins
Recording Secretary

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-9

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCE NO. 81-13.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan and Ordinance No. 81-13, amended by Ordinance No.s 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, and 83-26, containing a Rural Convenience Center Commercial district, and

WHEREAS, the purpose of the Rural Convenience Center Commercial district is "intended to provide for the commercial and residential needs of rural residents in the County. The purpose of the district is to encourage the development of services that support surrounding rural use, and to achieve the objectives of the Comprehensive Plan regarding rural development, transportation, and energy conservation," and

WHEREAS, the Uses Permitted Outright under Section 27.020 contain virtually all uses to sustain services to a rural community with the exception of "mobile home, recreation vehicle, automobile and light truck retail sales and repair," and

WHEREAS, this deficiency would restrict every rural community in the County from having a "mobile home, recreation vehicle, automobile and light truck retail sales and repair," facility, an amenity common to community centers generally.

NOW, THEREFORE, the Board of County Commissioners of Josephine County ordains as follows:

SECTION 1: The Josephine County Zoning Ordinance shall be amended to include:

Section 27.020(5) Retail Services:

aaa. Mobile home, recreation vehicle, automobile and light truck retail sales and repair.

SECTION 2: Except as otherwise provided herein, Ordinance No. 81-13 is hereby affirmed as originally adopted or thereafter amended.

SECTION 3: Effective Date

First reading by the Board of County Commissioners this 19th day of September, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 3rd day of October, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COMMISSIONERS

Anthony J. Corrica, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown
County Clerk

APPROVED AS TO FORM:

James H. Boldt 10-5-84
County Legal Counsel

Darlene W. Darkins
Recording Secretary

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-10

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES NO.s 81-21, 81-25, 83-3, 83-4, AND 84-7 TO CORRECT AN ERROR IN COMPREHENSIVE PLAN DESIGNATION AND ZONING.

WHEREAS, the Board of County Commissioners has adopted a Compehensive Plan and Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners and the best interests of the citizens; and

WHEREAS, the owner of certain lands within the Urban Area requested a particular designation on such lands; and

WHEREAS, THE BOARD OF COUNTY COMMISSIONERS wished to honor the request, finding the request is reasonable and in the interest of the public; and

WHEREAS, there occured an error in the mapping of designation on the land in question consistent with the Board's direction; and

WHEREAS, the Board wishes to correct the error.

NOW, THEREFORE, the Board of County Commissioners for Josephine County, Oregon, hereby ordains as follows:

SECTION 1: Comprehensive Plan Map Amendment

The Comprehensive Plan Map shall be amended to show as Industrial designation for property described as Township 36, Range 5, Section 6, Tax Lot/500.

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show an M-2 zone for property described as Township 36, Range 5, Section 6, Tax Lot/500.

SECTION 3: Prior Ordinances Affirmed

Except as otherwise provided herein, Josephine County Ordinances No.s 81-21, 81-25, 83-3, 83-4 and 84-7 as hereby affirmed as originally adopted.

SECTION 4: Effective Date

First reading by the Board of County Commissioners is this 24th day of October, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 7th day of November, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William E. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM:

James H. Boldt, Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-11

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE JOSEPHINE COUNTY SUBDIVISION ORDINANCE NO. 78-4.

WHEREAS, the Board of County Commissioners has received recommendations from the Rural Planning Commission and the Urban Area Planning Commission to amend the Subdivision Ordinance; and

WHEREAS, such amendments will facilitate the processing of requests to divide land in Josephine County; and

WHEREAS, the timely processing of requests are found to be in the public interest.

NOW THEREFORE, the Board of County Commissioners of Josephine County, Oregon hereby ordains as follows:

SECTION I:

1. Section 2.35 is amended to read:

> If lands to be subdivided or partitioned include rights for irrigation, provision shall be made for the continuation of those rights by indication of an easement to allow the delivery of irrigation water and maintenance of irigation facilities to each lot or parcel in the subdivision to partition in which the historic application of water has been made. Where urbanizing area divisions affect facilities of the Grants Pass Irrigation District, the owners of such division shall be responsible for maintaining continuity of the District's system. The owner of the division shall either buy out of the District or provide each lot within the subdivision or partition with irrigation water, all in accordance with District requirements.

2. Section 4.04(8) is amended to read:

Approximate location of existing sewers, water mains, drainage structures, irrigation and mining ditches, fire hydrants, culverts or underground utilities and improvements within the tract or immediately adjacent thereto, including existing structures.

3. Section 4.04(20) is amended to read:

If located within the boundaries of an irrigation district, the irrigation district involved and appropriate easements.

4. Section 4.05 is amended to read:

Whenever a tentative plan is found to lack required information, the developer shall be notified of all such omitted information and directed to place such information on the tentative plan. If the tentative plan does not contain the required information on the fourth submittal by the developer, the Planning Director may require additional filing fees equal to the original filing fee. The decision of the Director may be appealed as set forth in Section 9.05 of the Ordinance.

5. Section 4.11 is added to read:

The Planning Commission may modify or alter its action on a tentative plan subject to compliance with all the following:

a. A request for modification shall be submitted by the developer in writing setting forth the specific modification requested and the facts to justify the modification; and

b. The request shall clearly indicate that the modification is reasonably necessary and will not significantly alter the pevious action of the Commission.

The Planning Commission's action on a request for modificatin of a tentative plan may be appealed in the same manner as the original tentative plan as set forth in Section 9.14. However, in no event shall such appeals be construed as extending the time limit for recording a Final Plat.

6. Section 5.05(6) is amended to read:

> A certificate by the County Engineer that the developer has complied with the improvement requirements of Sections 2.14, 2.19, 2.20, 2.21, 2.25, 2.26, 2.27, 2.28, 2.29, 2.32, 2.33, 2.34, 2.35, 2.36, and 3.01 or a guarantee consistent with the requirements of Section 2.37 has been submitted and approved which is available to the County in sufficient amount to assure completion of all required improvements and monumentation.

7. Section 6.02(13) is amended to read:

> Location of natural drainages and watercourses, irrigation ditches, and mining ditches.

8. Section 6.03 is amended to read:

> If the Planning Director determines that the proposed partition does not conform to the Zoning Ordinance, is not a minor partition, or that the map does not contain all required information, he shall reject the plan map, and shall provide the developer with a list of his reasons. The Planning Director shall complete the determination within thirty (30) days of the submission of the plan map.

SECTION 2. AFFIRMATION.

Except as otherwise provided herein, Josephine County Ordinance No.78-4 is hereby affirmed as originally adopted or therafter amended.

SECTION 3. EFFECTIVE DATE.

First reading by the Board of County Commissioners this 7th day of November, 1984.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its passage this 5th day of December, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea - Absent
Anthonty J. Corriea, Chairman

Harold L. Haugen, Vice Chairman

William F. Ford Commissioner

ATTEST:

Georgette Brown
County Clerk

APPROVED AS TO FORM:

James H. Boldt
County Legal Counsel

Darlene W. Darkins
Recording Secretary

2-14-84

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-13-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES 81-11 AND 81-13 AND DECLARING AN EMERGENCY.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan, Ordinance No. 81-11, amended by Ordinance No.s 81-31, 81-32, 82-4, 82-5, 82-21, 82-26, 82-28, 83-1, 83-8, 83-9, 83-26, and 84-5; Ordinance No. 81-13, amended by Ordinance No.s 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, 83-26, 84-5, 84-9-E, and 84-9, and a Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners and the best interests of the citizens; and

WHEREAS, the owner of certain lands within the Rural Area has requested a particular designation on such lands; and

WHEREAS, the Board of County Commissioners wished to honor the request, finding the request is reasonable and in the interest of the public; and

NOW, THEREFORE, the Board of County Commissioners for Josephine County Oregon, hereby ordains as follows:

SECTION 1: Comprehensive Plan Map Amendment

The Comprehensive Plan Map shall be amended to show a Rural Residential designation for property described as Township 33, Range 5, Section 21, Tax Lot(s) 802 and 804.

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show an RR-5 (Rural Residential - 5 acre minimum designation for property described as Township 33, Range 5, Section 21, Tax Lot(s) 802 and 804.

SECTION 3: Affirmation

Except as otherwise provided herein, Josephine County Ordinance No.s 81-11 and 81-13 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, an emergency is hereby declared to exist and this Ordinance shall take effect immediately upon its final enactment and adoption by the Board of County Commissioners.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its passage this 12th day of December, 1984.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkin
Recording Secretary

APPROVED AS TO FORM:

James H. Boldt, Legal Counsel

Ordinance No. 84-13-E

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-13

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES 81-11 AND 81-13.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan, Ordinance No. 81-11, amended by Ordinance No.s 81-31, 81-32, 82-4, 82-5, 82-21, 82-26, 82-28, 83-1, 83-8, 83-9, 83-26, and 84-5; Ordinance No. 81-13, amended by Ordinance No.s 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, 83-26, 84-5, 84-9-E, and 84-9, and a Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners and the best interests of the citizens; and

WHEREAS, the owner of certain lands within the Rural Area has requested a particular designation on such lands; and

WHEREAS, the Board of County Commissioners wished to honor the request, finding the request is reasonable and in the interest of the public; and

NOW, THEREFORE, the Board of County Commissioners for Josephine County Oregon, hereby ordains as follows:

SECTION 1: Comprehensive Plan Map Amendment

The Comprehensive Plan Map shall be amended to show a Rural Residential designation for property described as Township 33, Range 5, Section 21, Tax Lot(s) 802 and 804.

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show an RR-5 (Rural Residential - 5 acre minimum lot size) designation for property described as Township 33, Range 5, Section 21, Tax Lot(s) 802 and 804.

SECTION 3: Affirmation

Except as otherwise provided herein, Josephine County Ordinance No.s 81-11 and 81-13 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

First reading by the Board of County Commissioners this 12th day of December, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 26th day of December, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corrêa, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM:

James H. Boldt, Legal Counsel

Ordinance No. 84-13

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-15

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES NOS. 81-11 and 81-13.

WHEREAS, The Board of County Commissioners adopted a Comprehensive Plan, Ordinance No. 81-11, amended by Ordinance Nos. 81-31, 81-32, 82-4, 82-5, 82-21, 82-26, 82-28, 83-1, 83-8, 83-9, 83-26, and 84-5; Ordinance No. 81-13, amended by Ordinance Nos. 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, 83-26, 84-5, 84-9-E and 84-9, and a Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners and the best interests of citizens; and

WHEREAS, the owner of certain lands within the Rural Area have requested a particular designation on such lands; and

WHEREAS, the Board of County Commissioners wished to honor the request, finding the request is reasonable and in the interest of the public; and

NOW, THEREFORE, the Board of County Commissioners for Josephine County, Oregon, hereby ordains as follows:

SECTION 1: Zoning Map Amendment

The Zoning Map shall be amended to show a Rural Residential 2.5 Acre Designation for property described as Assessor's Map # 36-6-29-1, Tax Lots 100, and 200.

Section 2:

Except as otherwise provided herein, Josephine County Ordinance Nos. 81-11 and 81-13 are hereby affirmed as originally adopted.

SECTION 3: Effective Date

First reading by the Board of County Commissioners this 12th day of December, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 26th day of December, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

ORDINANCE 84-15

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corriea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM:

(12-27-84

James H. Boldt, County Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-16

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES NOS. 81-11 and 81-13.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan, Ordinance No. 81-11, amended by Ordinance Nos. 81-31, 81-32, 82-4, 82-5, 82-21, 82-26, 82-28, 83-1, 83-8, 83-9, 83-26, and 84-5; Ordinance No. 81-13, amended by Ordinance Nos. 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, 83-26, 84-5, 84-9-E and 84-9, and a Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners, and the best interests of the citizens; and

WHEREAS, the owner of certain lands within the Rural Area have requested a particular designation on such lands; and

WHEREAS, the Board of County Commissioners wished to honor the request, finding the request is reasonable and in the interest of the public; and

NOW, THEREFORE, the Board of County Commissioners for Josephine County, Oregon, hereby ordains as follows:

SECTION 1: Zoning Map Amendment

The Zoning Map shall be amended to show a Rural Residential 1 Acre designation for property described as Assessor's Map # 36-5-33-24, Tax Lot 200.

SECTION 2:

Except as otherwise provided herein, Josephine County Ordinance Nos. 81-11 and 81-13 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

First reading by the Board of County Commissioners this 12th day of December, 1984

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 26 day of December, 1984. This ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

ORDINANCE 84-16

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Cornica, Chairman

William F. Ford, Vice Chairman

Harold L. Haugen, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM:

(12-27-84)

James H. Boldt, County Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 84-17

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES 81-11 and 81-13.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan, Ordinance No. 81-11, amended by Ordinance Nos. 81-31, 81-32, 82-4, 82-5, 82-21, 82-26, 82-28, 83-1, 83-8, 83-9, 83-26, and 84-5; Ordinance No. 81-13, amended by Ordinance Nos. 82-5, 82-35, 82-36, 83-7, 83-17-E, 83-17, 83-26, 84-5, 84-9-E, and 84-9, and a Zoning Map designating certain lands for certain uses; and

WHEREAS, the designations are based on existing uses, the desires of property owners and the best interests of the citizens; and

WHEREAS, the owner of certain lands within the Rural Area have requested a particular designation on such lands; and

WHEREAS, the Board of County Commissioners wished to honor the request, finding the request is reasonable and in the interest of the public; and

NOW THEREFORE, the Board of County Commissioners for Josephine County, Oregon, hereby ordains as follows:

SECTION 1: Comprehensive Plan Amendment

The Comprehensive Plan shall be amended to show a Commercial designation for property described as Township 36, Range 6, Section 24-41, Tax Lot 1000.

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show Thoroughfare Commercial (C-5) designation for property described as Township 36- Range 6, Section 24-41, Tax Lots 200, 300, and 1000.

SECTION 3:

Except as otherwise provided herein, Josephine County Ordinance Nos. 81-11 and 81-13 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

First reading by the Board of County Commissioners this 12 day of December, 1984.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 26 day of December, 1984. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

ORDINANCE 84-1

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Anthony J. Corrnea, Chairman

William F. Ford, Vice Chairman

Harold L. Haugan, Commissioner

ATTEST:

Georgette Brown, County Clerk

Harlan W. Darkins
Recording Secretary

APPROVED AS TO FORM:

12-27-84

James H. Boldt, County Legal Counsel