1986 Ordinances

Ord. No.	Date	Description
86-1	3/5/86	Amend Sec.s 2.38, 6.01,6.02(3) (8) and (12), 6.02(13), 6.03(5), 6.07,6.08, 8.03 of the Subdivision Ordinance (78-4)
86-3-E	3/12/86	Amend Zoning Ordinance (85-1) Sec.s 9.020(26) & (27) and Section 14.118(3)(o)
86-3	3/26/86	same as 86-3-E
86-6-E	7/30/86	Comp Plan from F to RR Zone from WR to RR-5 for 34-5-32, TL 402 [south portion (below the road)]
86-5-E	8/6/86	Destination Resort G/P and Zoning Ordinance Amendments Emergency Text
86-5	8/6/86	Permanent Ordinance for Destination Resort Text
86-6	8/6/86	Permanent Ordinance for Zone/Comp Plan change 34-5-32, TL 402 (south portion)
86-7-E	8/13/86	Text Change to allow golf courses in the farm residential zone (Emerg)
86-7	8/27/86	Text Change to allow golf courses in the farm residential zone
86-9	11/12/86	Text Change (Section 15.213) Waiver of Hearing
86-10-E	12/4/86	Comp Plan Chg for 34-6-5, TL 313 Zone Chg for 34-6-5, TL 313 to R/RR-5 (emerg)
86-11-E	12/10/86	Zone Change for 35-6-24-4 TL 5702 to RR-2,5
86-10	12/10/86	Zone/Comp Plan Chg for 34-6-5 TL 313 (Permanent)
86-11	Repeal 12/26/86	Permanent Ord - Zone Change 35-6-24-4, TL 5702 to RR-2.5

3-10-86

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 86-1

AN ORDINANCE AMENDING JOSEPHINE COUNTY SUBDIVISION ORDINANCE NO. 78-4, SUBSEQUENTLY AMENDED BY ORDINANCE NO.S 81-33, 81-36, 83-19, 83-20 AND 84-11, TO PROVIDE FOR SURVEYING MINOR PARTITIONS, MODIFICATION OF MINOR PARTITION CONDITIONS AND MODIFYING LOT LINE ADJUSTMENT PROCESSING.

WHEREAS, the Planning commissions for the Rural and Urban areas of Josephine County have responded to public concerns regarding the accuracy of Minor Partitions and procedures regarding conditions of approval and processing of Lot Line Adjustments; and

WHEREAS, a recommendation has been received from the Rural and Urban Planning Commissions to amend the Ordinance; and

WHEREAS, the County Commissioners have reviewed the recommendation; and

WHEREAS, the amendments as listed below will further protect private property rights and provide for a more responsive and efficient review of land divisions.

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

SECTION 1: Add Section 2.38 to read:

The Hearings Officer has the authority to modify the improvements required by Sections in this chapter. This authority may only be used in those cases where:

1. The full requirement would cause an undue or unnecessary hardship; and

2. The authorization will not be detrimental to the purposes of this Section.

The Hearings Officer shall consider such a modification at a public hearing and in his decision

shall consider such information as is necessary to demonstrate that the modification is in compliance with the criteria.

The decision of the Hearings Officer may be appealed in the manner as set forth in Section 9.14.

SECTION 2: Amend Section 6.01 to read:

Whenever tracts are to be minor partitioned for building development, now or in the future, a plan map for the proposed partition and two copies shall be submitted to the County Planning Director, who shall act as an agent of the Planning Commission. The application shall be accompanied by a non-refundable fee in an amount to be established by resolution of the Board of County Commissioners. The Planning Director or his assistants shall determine that the partition is a minor partition, that the map contains all required information, and that the proposed partition conforms to the Josephine County Zoning ORdinance. Upon such determination, the Planning Director shall accept the map for a minor partition by signing a statement of acceptance on the maps. One copy shall be transferred to the Assessor for tax lot mapping, and the original shall be filed with the County Clerk by the partitioner or his agent. The original plan map shall be drawn in black ink on good quality material, suitable for reproduction, 8.5" X 14" (13" x 17" when surveyed) in size, and shall be of such scale that all survey or dimensional information and all other details may be clearly and legibly shown thereon. Maps shall be drawn using engineers scales.

SECTION 3: Amend Section 6.02(3), (8) and (12) to read:

3. Legal description of the tract boundaries (attach separately from map).

8. When surveyed, the seal of a registered surveyor will be imprinted on the plan map.

12. Location of natural drainages and water courses, irrigation ditches, and mining ditches.

SECTION 4: Delete Section 6.02(13).

SECTION 5: Amend Section 6.05(5) to read:

5. All lots created shall conform to the lot standards for subdivisions and major partitions in Section 2.06, 2.07, 2.19, 2.20, and 2.23 of this Ordinance.

SECTION 6: Amend Section 6.07 to read:

When a Minor Land Partition creates one or more parcels 6.0 acres or smaller, the new lines created by the 6.0 acre or smaller parcel(s) shall be surveyed and monuments set at the new corners and each change of bearing of said partitioning line(s).

SECTION 7: Add Section 6.08 to read:

The developer or agent shall pay fees at the time of application pursuant to the County's resolution on subdivision fees. (Found in the Board of County Commissioners' "Fee Ordinance".)

SECTION 8: Amend Section 8.03 to read:

Section 8.03 Adjustment of Platted Lots

Not withstanding other applicable provisions of this ordinance no adjustment of platted lots shall be approved that may violate any recorded condition, covenant or restrictions.

SECTION 9: Affirmation

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

SECTION 10: Effective Date

First reading by the Board of County Commissioners this 19th day of February, 1986.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the

first reading this 5th day of March, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Corriea, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkins
Recording Secretary

APPROVED AS TO FORM: (3-6-86)

James H. Boldt, Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE 86-3

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING ORDINANCE NO. 85-1, AMENDED BY ORDINANCE NOS. 85-11, 85-19, 85-30, 85-34, AND 85-37.

WHEREAS, the Board of County Commissioners adopted a Zoning Ordinance, Ordinance No. 85-1 as amended by Ordinance Nos. 85-11, 85-19, 85-30, 85-34 and 85-37, which contains a Rural Commercial District; and

WHEREAS, the purpose of the Rural Commercial District is intended to provide for the establishment of a restricted commercial facility, to serve the conveniences and needs of the immediate neighborhood compatible with the rural character of the area; and

WHEREAS, the Uses-Permitted under Section 9.020 contains uses which allow for services to a rural community with the exception of "wholesale sales within a totally enclosed building with a 10,000 square foot maximum."

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

The Josephine County, Oregon Zoning Ordinance (including Ordinance No. 85-1, as amended by Ordinance Nos. 85-11, 85-19, 85-30, 85-34, and 85-37) be amended as enumerated below:

SECTION 1: Renumber the existing Section 9.020(26) to 9.020(27).

SECTION 2: Add Section 9.020(26) to read as follows:

26. Wholesale sales within a totally enclosed building with a 10,000 square foot maximum.

SECTION 3. Add Section 14.118(3)(o) to read as follows:

o.	Wholesale Sales	Two for each 1000 square feet of gross floor area.

SECTION 4: Except as otherwise provided herein, Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 5: Effective Date

First reading by the Board of County Commissioners is this 12th day of March, 1986.

Second reading and adoption of the Board of County Commissioners at least (13) days from the first reading this 26th day of March, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVE AS TO FORM: (4-8-86)

James H. Boldt, Legal Counsel

3-14-86

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE 86-3-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING ORDINANCE NO. 85-1, AMENDED BY ORDINANCE NO.s 85-11, 85-19, 85-30, 85-34 AND 85-37.

WHEREAS, the Board of County Commissioners adopted a Zoning Ordinance, Ordinance No. 85-1 as amended by Ordinance No.s 85-11, 85-19, 85-30, 85-34 and 85-37, which contains a Rural Commercial District; and

WHEREAS, the purpose of the Rural Commercial District is intended to provide for the establishment of a restricted commercial facility, to serve the conveniences and needs of the immediate neighborhood compatible with the rural character of the area; and

WHEREAS, the Uses-Permitted under Section 9.020 contain uses which allow for services to a rural community with the exception of "wholesale sales within a totally enclosed building with a 10,000 square foot maximum."

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

SECTION 1: Renumber the existing Section 9.020(26) to 9.020(27).

SECTION 2: Add Section 9.020(26) to read as follows:

26. Wholesale sales within a totally enclosed building with a 10,000 square foot maximum.

SECTION 3. Add Section 14.118(3)(o) to read as follows:

o.	Wholesale Sales	Two for each 1000 square feet of gross floor area.

SECTION 4. Except as otherwise provided herein, Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 5. Effective Date

The immediate passage of this Ordinance being necessary in the public interest to protect 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 12th DAY OF March, 1986.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Corriea, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkin
Recording Secretary

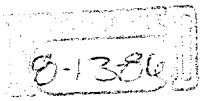
APPROVE AS TO FORM: (3-13-86)

James H. Boldt, Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 86-5



AN ORDINANCE AMENDING THE JOSEPHINE COUNTY COMPREHENSIVE PLAN, ORDINANCE 81-11, AND JOSEPHINE COUNTY ZONING ORDINANCE, ORDINANCE NO. 85-1, TO ALLOW RESORTS IN JOSEPHINE COUNTY.

WHEREAS, the Comprehensive Plan is to be updated and amended to meet the needs of the citizens of Josephine County; and

WHEREAS, an economic goal of Josephine County is to diversify the economic base of the County to include providing for tourism; and

WHEREAS, the provision to allow resorts would further the economic goal; and

WHEREAS, State Goal 8 recognizes the possible benefits of well designed tourist facilities.

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

SECTION 1 Goals and Policies Amendments

Amend the Comprehensive Plan, Ordinance No. 81-11, Goals and Policies, by adding the following:

A. Goal 5, Policy 6

Provision shall be made for the siting of Resorts to expand tourism in Josephine County. A variety of opportunities shall be made available by allowing resorts approved in conformance with a State Goal 2 exception, a State Goal 8 process or within a committed exception area. A specific Comprehensive Plan designation and zoning district shall be created for resorts approved through the Goal 2 process. Ordinance criteria and siting standards shall be developed for any other resort. All resorts shall be an asset to the County without significantly detracting from its natural setting.

B. Add Subsection I to Goal 10, Policy 1

I. <u>Resort (Res)</u> Area intended for large scale tourist facilities that is self-contained and provides extensive recreational facilities. To qualify for this designation a Goal 2 exception must be approved.

SECTION 2: Zoning Ordinance Amendments

Amend the Zoning Ordinance No. 85-1 To add those sections and definitions as shown on attached Exhibit A.

SECTION 3: Resort Sitting Map

A resort sitting map is hereby incorporated as an exhibit to implement the standards of the Zoning Ordinance per attached Exhibit B.

SECTION 4: Affirmation

Except as otherwise provided herein The Comprehensive Plan Ordinance No 81-11 and Josephine County Zoning Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 5: Effective Date

First reading by the Board of County Commissioners this 9th day of July, 1986, continued to July 21, 1986 at 7:00 p.m.
Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 6th day of August, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

Attest:

Georgette Brown, County Clerk

Marlene W. Darkins
Recording Secretary

APPROVED AS TO FORM: (8-12-86)

James H. Boldt, County Counsel

EXHIBIT A

DESTINATION RESORT AMENDMENTS

Amendments to the Definitions in the County Zoning Ordinance:

I. Add to Chapter 1 of the Zoning Ordinance under Definitions:

Destination Resort: A self-contained development providing visitor oriented accommodations and developed recreational facilities in a setting with high natural amenities.

Major Resort: A self-contained development providing visitor oriented accommodations and developed recreational facilities in a setting with high natural amenities. Day use facilities may be included.

Recreational Resort: A self-contained development providing visitor oriented accommodations and developed recreational facilities.

Overnight Lodgings: Permanent, separately rentable accommodations which are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins and time-share units. Individually owned units may be considered overnight lodgings if they are available for overnight rental use by the general public for at least 48 weeks per calendar year through a central reservation and check-in service. Tent sites, recreational vehicle parks, mobile homes, dormitory rooms and similar accommodations do not qualify as overnight lodgings for this definition.

Visitor-Oriented Accommodations: Overnight lodging, restaurants, meeting facilities which are designed to provide for the needs of visitors rather than year-round residents.

II. Add to Section 3.020

1. Destination Resort

III. Add to Section 3.050

Destination Resort - See Section 14.141

IV. Add to Section 4.020

m. Destination Resort

V. Add to Section 4.050

Destination Resort - See Section 14.141

VI. Add to Section 5.020

16. Destination Resort

VII. Add to Section 5.050

Destination Resort - See Section 14.141

VIII. Add to Section 6.020

9. Destination Resort

IX. Add to Section 6.050

Destination Resort - See Section 14.141

X. Add to Section 7.020

9. Destination Resort

XI. Add to Section 7.050

Destination Resort - See Section 14.141

XII. Add to Section 8.020

12. Destination Resort

13. Recreational Resort

XIII. Add to Section 8.050

Destination Resort - See Section 14.141
Recreational Resort - See Section 14.142

Amendments to the Supplementary Provisions Chapter of the County Zoning Ordinance

I. Amend Chapter 14 of the Zoning Ordinance by adding Section 14.141 to read:

Section 14.141 Destination Resorts:

Destination Resorts may be allowed in specified zoning districts subject to a finding at a public hearing that the proposal meets all the following criteria. The Planning Commission may attach conditions it feels necessary to make the development compatible with the uses allowed in the area.

1. Standards to qualify as a destination resort:

   A. The Destination Resort shall be located on a site of at least 160 acres.

   B. At least 50 percent of the site shall be dedicated permanent open space excluding yards, streets and parking areas.

   C. At least $2 million (in 1984 dollars) shall be spent on improvements for on-site developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads. Not less than one-third of this amount shall be spent on developed recreational facilities.

   D. Visitor-oriented accommodations shall be provided including meeting rooms, restaurants with seating for 100 persons, and 150 separate rentable units for overnight lodging.

2. Basis for Request:

   A destination resort shall not be sited within any of the following areas:

   A. Within 30 air miles of an urban growth boundary with an existing population of 100,000 or more;

   B. On a site with 50 or more contiguous acres of unique or prime farm land identified and mapped by the Soil Conservation Service; or within three miles of farm land in a High Value Crop Area pursuant to OAR 660-15-000(8);

   C. Predominantly Cubic Foot Site Class 1 or 2 forest lands which are not subject to an approved Goal exception;

   D. Areas identified as Goal 5 resources and protected by the comprehensive plan in spite of identified conflicting uses;

   E. Especially Sensitive Big Game Habitat as generally mapped by the Oregon Department of Fish and Wildlife in July of 1984.

   NOTE: Area specified in B through D have been identified and a map is located in the Planning Office.

3. Permitted Uses Within A Destination Resort

As a part of a Destination Resort, the following uses may be permitted insofar as the uses are limited to serve visitors at the resort:

A. Overnight lodging including lodges, hotels, motels, time share units and similar temporary living accommodations.

B. All manner of outdoor and indoor recreation facilities including but not limited to golf courses; tennis, racquetball and handball courts; riding stables; nature trails; riding, running and bicycle paths; boat launching and moorage facilities; and fishing and hunting facilities.

C. Restaurants, lounges and similar eating and drinking establishments.

D. Convention facilities.

E. Commercial services and specialty shops limited to those necessary to meet the needs of visitors to the development.

F. Residential dwellings limited to those necessary for staff and management of resort.

NOTE: Residential units other than for staff and management are not considered appropriate for resort facilities and are specifically excluded as a permitted use.

Industrial uses are not permitted.

4. Application Requirements

A development plan shall be submitted and include, at a minimum, the following information:

A. A general site plan of the proposed development, which shall include the following:

(1) The location and total number of acres to be designated Destination Resort; the location and number of acres to be developed; the location and number of acres to be reserved as open space or common area.

(2) Proposed overall density.

(3) The type, location and extent of developed recreation facilities to be provided.

(4) An indication of the building types proposed, including typical lot and building configuration and typical architectural character. Units to be utilized for overnight lodging shall be identified. A summary of the total number of each type of unit shall be provided.

(5) Conceptual Landscape Plan showing areas to remain in a natural state, areas where vegetation is to be removed, and areas to be landscaped.

(6) Natural features to include: streams, rivers, significant wetlands and riparian vegetation within 100 feet of streams, rivers and wetlands.

(7) Habitat of threatened or endangered species.

(8) Hazards or development constraints and proposed mitigation.

(9) Ecologically or scientifically significant natural areas. (See County Goal #5 Inventory)

(10) Roadway system including points of ingress and egress to the property.

B. A discussion of existing and projected public and private uses on adjacent lands, including the impacts of the proposed development on such uses; potential problems of incompatibility of uses; and measures which may be employed to mitigate anticipated compatibility problems or conflicts.

C. Preliminary studies describing water supply system, sewage management system, storm drainage system and traffic management plan.

D. A description of the system to be used for management of individually owned units that

will be used for overnight lodging and how it will be implemented.

E. An economic analysis of the proposed development, which shall include:

i. An analysis which addresses the economic viability of the proposed development.

ii. Fiscal impacts of the project including changes in employment, increased tax revenues, demands for new or increased levels of public services and effects of the loss of resource lands.

F. A description of how natural features identified in Section A(6), (7) and (8) above will be maintained. Where structures and alterations are proposed on natural features, show how the overall value of the feature will be maintained.

G. A description of methods used to avoid or minimize adverse impacts on surrounding lands, particularly intensive farming operations. Such methods may include:

1. Setbacks of structures from adjacent land uses.

2. Buffers with adjoining uses consisting of natural vegetation, fences, berms, landscaped areas or other similar features.

H. Other information as may be required by the Planning Director, to reasonably further indicate the effect of the proposed development as related to the requirements of this ordinance.

5. Approval of Development

A. A Destination Resort approval shall be considered at a public hearing before the Planning Commission. In addition to meeting the basic criteria contained in Section 1 and 2, the Commission shall require the following:

(1) The Development is in conformance with the Comprehensive Plan,

implementing ordinances and State requirements.

(2) That the development is self-contained and no extension of facilities will be made to or from other development.

(3) That adverse impacts be sufficiently mitigated through compliance with appropriate conditions that will address issues to include, at a minimum, water availability, sewage disposal traffic management, erosion potential, noise generation, fire control and flood protection.

(4) That the applicant has submitted adequate documentation to address the requirements of Section 4 above.

B. Prior to a final approval of a Destination Resort a final development plan that meets the requirements of a Site Plan as set forth in Section 15.218 shall be submitted to the Site Review Committee. The Committee shall review the Site Plan for conformance with the approved Development Plan. Site specific conditions may be required by the Committee to insure compliance with the approved Development Plan and any applicable ordinance requirement.

A Tentative Plan prepared in conformance with Chapter 4 or Chapter 7 of the Subdivision Ordinance shall be submitted for staff review of multiple lot destination resorts. If found to be in conformance with the approved Development Plan and any applicable ordinance requirement, a Final Plat may be submitted for final approval by the Planning Commission and the Board of County Commissioners in accordance with Final Plat requirements contained in Chapter 5 of the Subdivision Ordinance.

6. Time Limits:

Upon final approval of a destination resort, construction drawings for facilities shall be submitted within 18 months. Construction shall be completed within 5 years of approval of construction drawings unless an alternative timing schedule was approved by the Commission in its

original approval. One time extension may be approved, provided a request is submitted prior to the expiration date and the extension does not exceed 18 months.

Failure to submit the construction drawings or to complete construction as provided in this section operates to revoke any prior approval and to render unlawful any further development of the property approved as a part of the final approval.

7. Guarantees Required

All required developed recreation facilities and visitor-oriented accommodations shall be constructed or suitably guaranteed in the initial phase of any use approved pursuant to the regulations of this section. A suitable guarantee may be in the form of a performance bond, assigned deposit, dedicated loan funds or some other acceptable assets that can be used to fund the completion of the required improvements.

The guarantees required by this subsection are in addition to, and not in lieu of, any other guarantees relating to the project which may be required by other portions of this ordinance, by other ordinances, or by any other provision of applicable law.

8. Additional Requirements -- Destination Resorts must meet all the following:

A. Structures and high intensity facilities shall not be located less than 200 feet from any exterior lot line.

B. Buildings or structures shall not be erected to exceed a height of two and one-half stories or 35 feet. The Planning Commission may allow building or structures exceeding the limitation if it can determine that safety concerns are met.

C. Any change of use of facilities or construction of additional facilities shall be subject to approval by the Planning Commission in the same manner as the original development.

Add to Chapter 14, Section 14.142 to read:

Section 14.142 Recreational Resort:

Recreational Resorts may be allowed in specified zoning districts that are acknowledged exception areas subject to a finding at a public hearing that the proposal meets all the following criteria. The Planning Commission may attach conditions it feels necessary to make the development compatible with the uses allowed in the area.

1. Standards to qualify as a recreational resort:

   A. The Recreational Resort shall be located on a site of at least 20 acres.

   B. At least 50% of the site shall be dedicated permanent open space excluding streets and parking areas.

   C. At least $1 million shall be spent on improvements for on-site recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads.

   D. At least 25 units for overnight accommodations shall be provided.

2. Permitted Uses Within A Recreational Resort:

   A. Overnight lodging including lodges, hotels, motels, time share units and similar temporary living accommodations.

   B. All manner of outdoor and indoor recreation facilities including but not limited to golf courses; tennis, racquetball and handball courts; riding stables; nature trails; riding, running and bicycle paths; boat launching and moorage facilities; and fishing and hunting facilities.

   C. Restaurants, lounges and similar eating and drinking establishments.

   D. Convention facilities.

   E. Commercial services and specialty shops limited to those necessary to meet the needs of visitors to the development.

F. Residential dwellings limited to those necessary for the staff and management of the Resort.

NOTE: Residential units other than for staff and management are not considered appropriate for resort facilities and are specifically excluded as a permitted use.

3. Application Requirements

A development plan shall be submitted and include, at a minimum, the following information:

A. A general site plan of the proposed development, which shall include the following:

(1) The location and total number of acres to be designated Recreational Resort; the location and number of acres to be developed; the location and number of acres to be reserved as open space or common area.

(2) Proposed overall density.

(3) The type, location and extent of developed recreation facilities to be provided.

(4) An indication of the building types proposed, including typical lot and building configuration and typical architectural character. Units to be utilized for overnight lodging shall be identified. A summary of the total number of each type of unit shall be provided.

(5) Conceptual Landscape Plan showing areas to remain in a natural state, areas where vegetation is to be removed, and areas to be landscaped.

(6) Natural features to include: streams, rivers, significant wetlands and riparian vegetation within 100 feet of streams, rivers and wetlands.

(7) Habitat of threatened or endangered species.

(8) Hazards or development constraints and proposed mitigation.

(9) Ecologically or scientifically significant natural areas. (See County Goal #5 Inventory)

(10) Roadway system including points of ingress and egress to the property.

B. A discussion of existing and projected public and private uses on adjacent lands, including the impacts of the proposed development on such uses; potential problems of incompatibility of uses; and measures which may be employed to mitigate anticipated compatibility problems or conflicts.

C. Preliminary studies describing water supply system, sewage management system, storm drainage system and traffic management plan.

D. A description of the system to be used for management of individually owned units that will be used for overnight lodging and how it will be implemented.

E. Other information as may be required by the Planning Director, to reasonably further indicate the effect of the proposed development as related to the requirements of this ordinance.

4. Approval of Development

A. A Recreational Resort approval shall be considered at a public hearing before the Planning Commission. The Commission shall require that all the following are met:

(1) The Development is in conformance with the Comprehensive Plan, implementing ordinances and State requirements and Goals.

(2) That the development is self-contained and no extension of facilities will be made to or from other development.

(3) That adverse impacts be sufficiently mitigated through compliance with

appropriate conditions that will address issues to include, at a minimum, water availability, sewage disposal traffic management, erosion potential, noise generation, fire control and flood protection.

(4) The Recreation Resort will not commit adjacent or nearby resource land to non-resource use as defined in OAR 660-04-028.

(5) The Recreational Resort is compatible with adjacent or nearby uses.

(6) The use is consistent with requirements for exception areas contained in OAR 660-04-018.

(7) That the applicant has submitted adequate documentation to address the requirements of Section 4 above.

B. Prior to a final approval of a Recreational Resort a final development plan that meets the requirements of a Site Plan as set forth in Section 15.218 shall be submitted to the Site Review Committee. The Committee shall review the Site Plan for conformance with the approved Development Plan. Site specific conditions may be required by the Committee to insure compliance with the approved Development Plan and any applicable ordinance requirement.

A Tentative Plan prepared in conformance with Chapter 4 or Chapter 7 of the Subdivision Ordinance shall be submitted for staff review of multiple lot destination resorts. If found to be in conformance with the approved Development Plan and any applicable ordinance requirement, a Final Plat may be submitted for final approval by the Planning Commission and the Board of County Commissioners in accordance with Final Plat requirements contained in Chapter 5 of the Subdivision Ordinance.

5. Time Limits:

Upon final approval of a Recreational Resort, construction drawings for facilities shall be submitted within 12 months. Construction shall be completed within 2 years of approval of

construction drawings unless an alternative timing schedule was approved by the Commission in its original approval. One time extension may be approved, provided a request is submitted prior to the expiration date and the extension does not exceed 12 months.

Failure to submit the construction drawings or to complete construction as provided in this section operates to revoke any prior approval and to render unlawful any further development of the property approved as a part of the final approval.

6. Guarantees Required

All required developed recreation facilities and visitor-oriented accommodations shall be constructed or suitably guaranteed in the initial phase of any use approved pursuant to the regulations of this section. A suitable guarantee may be in the form of a performance bond, assigned deposit, dedicated loan funds or some other acceptable assets that can be used to fund the completion of the required improvements.

The guarantees required by this subsection are in addition to, and not in lieu of, any other guarantees relating to the project which may be required by other portions of this ordinance, by other ordinances, or by any other provision of applicable law.

7. Additional Requirements -- Recreational Resorts must meet all the following:

a. Structures and high intensity recreational facilities shall not be located less than 200 feet from any exterior lot line.

b. The character of the neighborhood shall be maintained through site screening or other methods to keep the appearance of the Recreation Resort compatible with uses in the neighborhood.

c. Any change of use of facilities or construction of additional facilities shall be subject to approval by the Planning Commission in the same manner as the original development.

MAJOR RESORT DISTRICT

SECTION 16.010 Purpose of Major Resort District.

The District is intended to provide for the establishment of a Major Resort Facility that has been granted a State Goal 2 exception in compliance with OAR 660-04-022.

SECTION 16.011 Applicability of the District.

The Major Resort District shall apply to all lands as zoned on the official Zoning Map for Josephine County under a Major Resort 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 Sections 15.204 and 15.212 of this Ordinance.

Structures hereafter erected, 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 15.200.

SECTION 16.020 Uses Permitted.

The following uses shall be permitted subject to Planning Commission approval and all other applicable rules, standards, or statutes governing such uses, including the Josephine County Comprehensive Plan, the Subdivision Ordinance and Oregon Department of Environmental Quality rules governing sewage disposal, air and water quality.

1. Overnight lodging including lodges, hotels, motels, time share units and similar temporary living accommodations.

2. All manner of outdoor and indoor recreation facilities including but not limited to golf courses; tennis, racquetball and handball courts; riding stables; nature trails; riding, running and bicycle paths; boat launching and moorage facilities; and fishing and hunting facilities.

3. Restaurants, lounges and similar eating and drinking establishments.

4. Convention facilities.

5. Commercial services and specialty shops limited to those necessary to meet the needs of visitors to the development.

6. Residential dwellings limited to those necessary for staff and management of resort.

NOTE: Residential units other than for staff and management are not considered appropriate for resort facilities and are specifically excluded as a permitted use.

SECTION 16.040 Dimensional Standard.

In a Major Resort District the following dimensional standards shall apply:

1. Height: Buildings, structures or portions thereof shall not be erected to exceed a height of two and one-half stories or 35 feet. The Planning Commission may allow buildings or structures exceeding this limitation if it can determine that safety concerns are met.

2. Area.

   a. The minimum lot size for a Major Resort shall be 200 acres.

   b. The minimum lot size for individual lots within a Major Resort shall be adequate to provide for the use including required off-street parking and landscaping requirements.

   c. Additional regulations regarding lot size requirements are addressed in Section 15.221.

3. Setbacks.

   a. Exterior Lot Line. Structures and high intensity recreational facilities shall not be located less than 200 feet from any exterior lot line.

   b. Interior Lots. There shall be a setback of at least 10 feet in depth from the lot line of any interior lot. The front setback area shall be continuously maintained as a landscaped open space except for necessary ingress and egress drives and walks.

   c. Business signs and lighting standards may be located in a front or side yard.

   d. Additional regulations regarding yard standards and exceptions are provided in Sections 14.110 and 14.111.

   e. The Planning Commission may reduce interior setbacks to zero to accommodate specific development proposals such as commercial uses, common wall construction or other

planned areas as they deem appropriate to meet the general purpose of the zone, to provide for the general health, safety and welfare of visitors and operators of the facility and to allow flexibility of design.

4. Open Space

At least 50 percent of the site shall be dedicated permanent open space excluding yards, street and parking areas.

SECTION 16.050 Additional Requirements.

1. Development Requirements: At a minimum the following shall be a part of any Major Resort:

a. Visitor-oriented accommodations shall be provided including meeting rooms, restaurants with seating for 100 persons, and 150 separate rentable units for overnight lodging.

b. At least $4 million shall be spent on improvements for on-site developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads. Not less than one-third of this amount shall be spent on developed recreational facilities.

c. Any change of use of facilities or construction of additional facilities shall be subject to approval by the Planning Commission in the same manner as the original development.

2. Application Requirements:

A development plan shall be submitted and include, at a minimum, the following information:

a. A general site plan of the proposed development which shall include the following:

(1) The location and total number of acres to be designated Major Resort; the location and number of acres to be developed; the location and number of acres to be reserved as open space or common area.

(2) Proposed overall density.

(3) The type, location and extent of developed recreation facilities to be provided.

(4) An indication of the building types proposed, including typical lot and building configuration and typical architectural character. Units to be utilized for overnight lodging shall be identified.

A summary of the total number of each type of unit shall be provided.

(5) Conceptual Landscape Plan showing areas to remain in a natural state, areas where vegetation is to be removed, and areas to be landscaped.

(6) Natural features to include: streams, rivers, significant wetlands and riparian vegetation within 100 feet of streams, rivers and wetlands.

(7) Habitat of threatened or endangered species.

(8) Hazards or development constraints and proposed mitigation.

(9) Ecologically or scientifically significant natural areas. (See County Goal #5 Inventory)

(10) Roadway system including points of ingress and egress to the property.

3. A discussion of existing and projected public and private uses on adjacent lands, including the impacts of the proposed development on such uses; potential problems of incompatibility of uses; and measures which may be employed to mitigate anticipated compatibility problems or conflicts.

4. An economic analysis of the proposed development, which shall include:

   i. An analysis which addresses the economic viability of the proposed development.

   ii. Fiscal impacts of the project including changes in employment, increased tax revenues, demands for new or increased levels of public services and effects of the loss of resource lands.

5. Preliminary studies describing water supply system, sewage management system, storm drainage system and traffic management plan.

6. A description of the system to be used, if any, for management of individually owned units that will be used for overnight lodging and how it will be implemented.

7. Other information as may be required by the Planning Director, to reasonably further indicate the effect of the proposed development as related to the requirements of this ordinance.

8. Criteria For Approval:

In order to grant an approval, the Planning Commission shall find that all the following are met:

(1) The Development is in conformance with the Comprehensive Plan, implementing ordinances and State requirements.

(2) That the development is self-contained and no extension of facilities will be made to or from other development.

(3) That adverse impacts be sufficiently mitigated through compliance with appropriate conditions that will address issues to include, at a minimum, water availability, sewage disposal traffic management, erosion potential, noise generation, fire control and flood protection.

(4) That the applicant has submitted adequate documentation to address the requirements of subsections 2 through 7 of Section 16.050.

9. Final Plan or Plat Required:

a. Single Lot Major Resort:

Prior to a final approval of a Major Resort a final Development Plan that meets the requirements of a Site Plan as set fort in Section 15.218 shall be submitted to the Site Review Committee. The Committee shall review the Site Plan for conformance with the approved Development Plan. Site specific conditions may be required by the Committee to ensure compliance with the approved Development Plan and any applicable ordinance requirements.

b. Multiple Lot Major Resort:

A Tentative Plan prepared in conformance with Chapter 4 or Chapter 7 of the Subdivision Ordinance shall be submitted for staff review of multiple lot Major Resorts. If found to be in conformance with the approved Development Plan and any applicable ordinance requirements, a Final Plat may be submitted for final approval by the Planning Commission and the Board of County Commissioners in accordance with Final Plat requirements contained in Chapter 5 of the Subdivision Ordinance.

10. Time Limits.

Upon final approval of a Major Resort, construction drawings for facilities shall be submitted within 18 months. Construction shall be completed within 5 years of approval of construction drawings unless an alternative timing schedule was approved by the Commission in its original approval. One time extension may be approved provided a request is submitted prior to the expiration date and the extension does not exceed 18 months.

Failure to submit the construction drawings or to complete construction as provided in this section operates to revoke any prior approval and to render unlawful any further development of the property approved as a part of the final approval.

11. Guarantees Required

All required developed recreation facilities and visitor-oriented accommodations shall be constructed or suitably guaranteed in the initial phase of any use approved pursuant to the regulations of this section. A suitable guarantee may be in the form of a performance bond, assigned deposit, dedicated loan funds or some other acceptable assets that can be used to fund the completion of the required improvements.

The guarantees required by this subsection are in addition to, and not in lieu of, any other guarantees relating to the project which may be required by other portions of this ordinance, by other ordinances, or by any other provision of applicable law.

12. Airport District - See Section 14.122 - 14.129

13. Setbacks from Aggregate Site - See Section 14.138

14. Streamside Setbacks - See Section 14.135

15. Wildfire - See Section 14.133

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY 8-3-86

STATE OF OREGON

ORDINANCE NO. 86-5-E

AN ORDINANCE AMENDING THE JOSEPHINE COUNTY COMPREHENSIVE PLAN, ORDINANCE 81-11, AND JOSEPHINE COUNTY ZONING ORDINANCE, ORDINANCE NO. 85-1, TO ALLOW RESORTS IN JOSEPHINE COUNTY AND DECLARING AN EMERGENCY UNDER JOSEPHINE COUNTY CHARTER SECTION 13(8).

WHEREAS, the Comprehensive Plan is to be updated and amended to meet the needs of the citizens of Josephine County; and

WHEREAS, an economic goal of Josephine County is to diversify the economic base of the County to include providing for tourism; and

WHEREAS, the provision to allow resorts would further the economic goal; and

WHEREAS, State Goal 8 recognizes the possible benefits of well designed tourist facilities, and

WHEREAS, the immediate passage of this ordinance will provide opportunity to further the economic goals of Josephine county for the benefit of the citizens of Josephine County, and is a matter of urgency.

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

SECTION 1 Goals and Policies Amendments

Amend the Comprehensive Plan, Ordinance No. 81-11, Goals and Policies, by adding the following:

A. Goal 5, Policy 6

Provision shall be made for the siting of Resorts to expand tourism in Josephine County. A variety of opportunities shall be made available by allowing resorts approved in conformance with a State Goal 2 exception, a State Goal 8 process or within a committed exception area. A specific Comprehensive Plan designation and zoning district shall be created for resorts approved through the Goal 2 process. Ordinance criteria and siting standards shall be developed for any other resort. All resorts shall be an asset to the County without significantly detracting from its natural setting.

B. Add Subsection I to Goal 10, Policy 1

I. Resort (Res) Area intended for large scale tourist facilities that is self-contained and provides extensive recreational facilities. To qualify for this designation a Goal 2 exception must be approved.

SECTION 2: Zoning Ordinance Amendments

Amend the Zoning Ordinance No. 85-1 To add those sections and definitions as shown on attached Exhibit A.

SECTION 3: Resort Sitting Map

A resort sitting map is hereby incorporated as an exhibit to implement the standards of the Zoning Ordinance per attached Exhibit B.

SECTION 4: Affirmation

Except as otherwise provided herein The Comprehensive Plan Ordinance No 81-11 and Josephine County Zoning Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 5: Effective Date

The immediate passage of this Ordinance being necessary in the public interest to protect the public health, safety and welfare, and to meet a situation of urgency, 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 6th day of August, 1986

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correa, Vice Chairman

William F. Ford, Commissioner

Attest:

Georgette Brown, County Clerk

Darlene W. Darkis
Recording Secretary

APPROVED AS TO FORM: (8-12-86)

James H. Boldt, County Counsel

8-4-84

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

ORDINANCE NO. 86-6-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES NO. 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 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 No. 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 said 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 34, Range 5, Section 32, Tax Lot 402, South of Road.

Section 2: Zoning Map Amendment

The Zoning Map shall be amended to show a Rural Residential - 5 Acre designation for property described as Township 34, Range 5, Section 32, Tax Lot 402, South of Road.

Section 3: Affirmation

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 16th day of July, 1986.

Second reading by the Board of County Commissioners at least thirteen (13) days from the first reading this 30th day of July, 1986.

The effective date of this Ordinance as soon as possible after adoption being necessary in the public interest to protect the public health, safety and welfare, including reasons contained in the record of this Board's regular Public Session of July 16, 1986, an emergency is hereby declared to exist, and this Ordinance takes effect immediately upon adoption, July 30, 1986.

Passed by the Josephine County Board of County Commissioners and signed by us in open session in authentication of its adoption this 30th day of July, 1986.

JOSEPHINE COUNTY
BOARD OF COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk
By Juanita L. Clark, Deputy

Recording Secretary

APPROVED AS TO FORM:

(8-1-86)
James H. Boldt, County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

8.13.86

ORDINANCE NO. 86-6

AN ORDINANCE AMENDING JOSEPHINE COUNTY ORDINANCES NO. 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 No. 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 said 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 34, Range 5, Section 32, Tax Lot 402, South of Road.

Section 2: Zoning Map Amendment

The Zoning Map shall be amended to show a Rural Residential - 5 Acre designation for property described as Township 34, Range 5, Section 32, Tax Lot 402, South of Road.

Section 3:

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 16th day of July, 1986.

Second Reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 6th day of August, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice-Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkins
Recording Secretary

APPROVED AS TO FORM: (8-11-86)

James H. Boldt, Legal Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

8-13-86

ORDINANCE 86-7-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING ORDINANCE NO. 85-1, AMENDED BY ORDINANCE NOS. 85-11, 85-19, 85-30, 85-34, 85-37 AND 86-3 AND DECLARING AN EMERGENCY.

WHEREAS, the Oregon Revised Statutes allow golf courses in the Exclusive Farm Zoning District, and

WHEREAS, the Farm Resource Zoning District was adopted in accordance with the Oregon Revised Statutes Exclusive Farm Provisions, and

WHEREAS, the Farm Resource Zoning District included golf courses as a Conditional Use when the zone was originally adopted, and

WHEREAS, there was no intent to remove golf courses as a use in the Farm Resource Zoning District.

WHEREAS, a hardship will be caused to persons that desire golf courses and have made investment based on the provision for golf courses in the Zoning Ordinance that was inadvertently omitted.

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

SECTION 1: Amend Section 7.025 to add subsection 13 to read:

13. Golf Course.

SECTION 2: Except as otherwise provided herein, Ordinance No. 85-1 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 improve the economic base and protect the public 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 13th day of August, 1986.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen - Absent
Harold L. Haugen, Chairman

Anthony J. Correa, Vice Chairman

William F. Ford, Commissioner

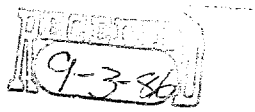
ATTEST:

Georgette Brown, County Clerk

Darlene W. Darlene
Recording Secretary

APPROVED AS TO FORM: (8-15-86)

James H. Boldt, Legal Counsel



BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE 86-7

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING ORDINANCE NO. 85-1, AMENDED BY ORDINANCE NOS. 85-11, 85-19, 85-30, 85-34, 85-37 AND 86-3.

WHEREAS, the Oregon Revised Statutes allow golf courses in the Exclusive Farm Zoning District, and

WHEREAS, the Farm Resource Zoning District was adopted in accordance with the Oregon Revised Statutes Exclusive Farm Provisions, and

WHEREAS, the Farm Resource Zoning District included golf courses as a Conditional Use when the zone was originally adopted, and

WHEREAS, there was no intent to remove golf courses as a use in the Farm Resource Zoning District.

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

SECTION 1: Amend Section 7.025 to add subsection 13 to read:

13. Golf Course.

SECTION 2: Except as otherwise provided herein, Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 3: Effective Date

First reading by the Board of County Commissioners is this 13th day of August, 1986

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 27th day of August, 1986.

1986. This Ordinance shall take effect ninety (90) days after its adoption by he Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correa, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Harlene W. Darkins
Recording Secretary

APPROVED AS TO FORM: September 3, 1986

James H. Boldt, Legal Counsel

2-10-86

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF JOSEPHINE COUNTY

STATE OF OREGON

11-18-86

ORDINANCE 86-9

2/10/87

AN ORDINANCE TO PROVIDE FOR THE WAIVER OF HEARING FOR CONDITIONAL USES BY AMENDING THE JOSEPHINE COUNTY ZONING ORDINANCE NO. 85-1 AS AMENDED BY 85-11, 85-19, 85-30, 85-34, 85-37, 86-3, 86-5-E, 86-5, 86-6-E, 86-6, 86-7-E AND 86-7.

WHEREAS, it is in the best interest of the citizens of Josephine County to efficiently process land use requests, and

WHEREAS, certain conditional use requests are limited in impact to the immediate vicinity of the conditional use, and

WHEREAS, holding a public hearing when all persons affected have no objection to such conditional use is not efficient use of time, and

WHEREAS, notification of persons affected by the proposal will be required in order to waive any hearing, and

WHEREAS, the public interest will be protected and better served by efficient processing of requests that are not objectionable to affected persons.

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

SECTION 1: Amend SECTION 15.213 by adding subsection 4:

4. Waiver of Hearing

A hearing for approval of a conditional use may be waived by the Planning Director when all the following conditions exist:

a. The use is local in nature and will not cause any significant impact outside the immediate vicinity.

b. A statement of non-objection is signed by every property owner within 250 feet of the subject property and a minimum of 20 different property owners.

c. The use is consistent with all the goals and Policies of the Comprehensive Plan as determined by the Planning Director.

d. The applicant agrees to complete all conditions imposed by the Planning Director within specified time limits.

When any hearing is waived, all property owners signing the non-objection statement will be notified of the Planning Director's decision. The decision may be appealed to the Planning Commission in the manner established by the Land Use Hearing Rules.

SECTION 2: Except as otherwise provided herein, Ordinance No. 85-1 is hereby affirmed as originally adopted or thereafter amended.

SECTION 3: Effective Date:

First reading by the Board of County Commissioners is this 29th day of October, 1986.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 12th day of November, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Darlene W. Darkins
Recording Secretary

APPROVED AS TO FORM: (11-18-86)

James H. Boldt, Legal Counsel

NOTICE OF PUBLIC HEARING

Notice is hereby given that on October 29, 1986, at 9:00 a.m., in Room 156 of the County Courthouse, Grants Pass, Oregon, the Josephine County Board of Commissioners will conduct the first reading of Ordinance No. 86-9, an ordinance to provide for the waiver of hearings for Conditional Uses by amending the Josephine County Zoning Ordinance No. 85-1, as amended by 85-11, 85-19, 85-30, 85-34, 85-37 6-3, 86-5-E, 86-5, 86-6-E, 86-6, 86-7-E and 86-7. The Board will also set the date for the second reading of the ordinance and consideration of adoption.

Interested persons may attend and express their views.

Dated this 13th day of October, 1986.

JOSEPHINE COUNTY
BOARD OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman
Anthony J. Corriea, Vice Chairman
William F. Ford, Commissioner

Publish: Grants Pass Daily Courier: October 18, 1986

Send Bill & Affidavit to:

Board of County Commissioners
Room 154 County Courthouse
Grants Pass, OR 97526

RECEIVED
12-4-86

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 86-10-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY COMPREHENSIVE PLAN DESIGNATION MAP, ORDINANCE 81-11, AND ZONING DESIGNATION MAP, ORDINANCE 85-1 AND DECLARING AND EMERGENCY.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan Designation Map, Ordinance No. 81-11 as thereafter amended, and a Zoning Designation Map, Ordinance No. 85-1 as thereafter amended; and

WHEREAS, the existing designations were based on agricultural and forestry potentials; and

WHEREAS, it has been determined that because of the past mining practices said property has neither agricultural or forestry capabilities; 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 is consistent with the land use allocations policies of the County.

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 an Residential (R) designation for property described as Township 34, Range 6, Section 5, Tax Lots 313 and a portion of 305 (see exhibit attached).

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show an RR-5 (Rural Residential 5-acres minimum) designation for property described as Township 34, Range 6, Section 5, Tax Lots 305 and a portion of 305 (see exhibit attached).

SECTION 3: Affirmation

Except as otherwise provided herein, Josephine County Ordinance Numbers 81-11 and 85-1 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

The immediate passage of this Ordinance being necessary in the public interest to improve the economic base and protect the public 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.

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

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

William F. Ford, Commissioner

Adopted November 26, 1986.

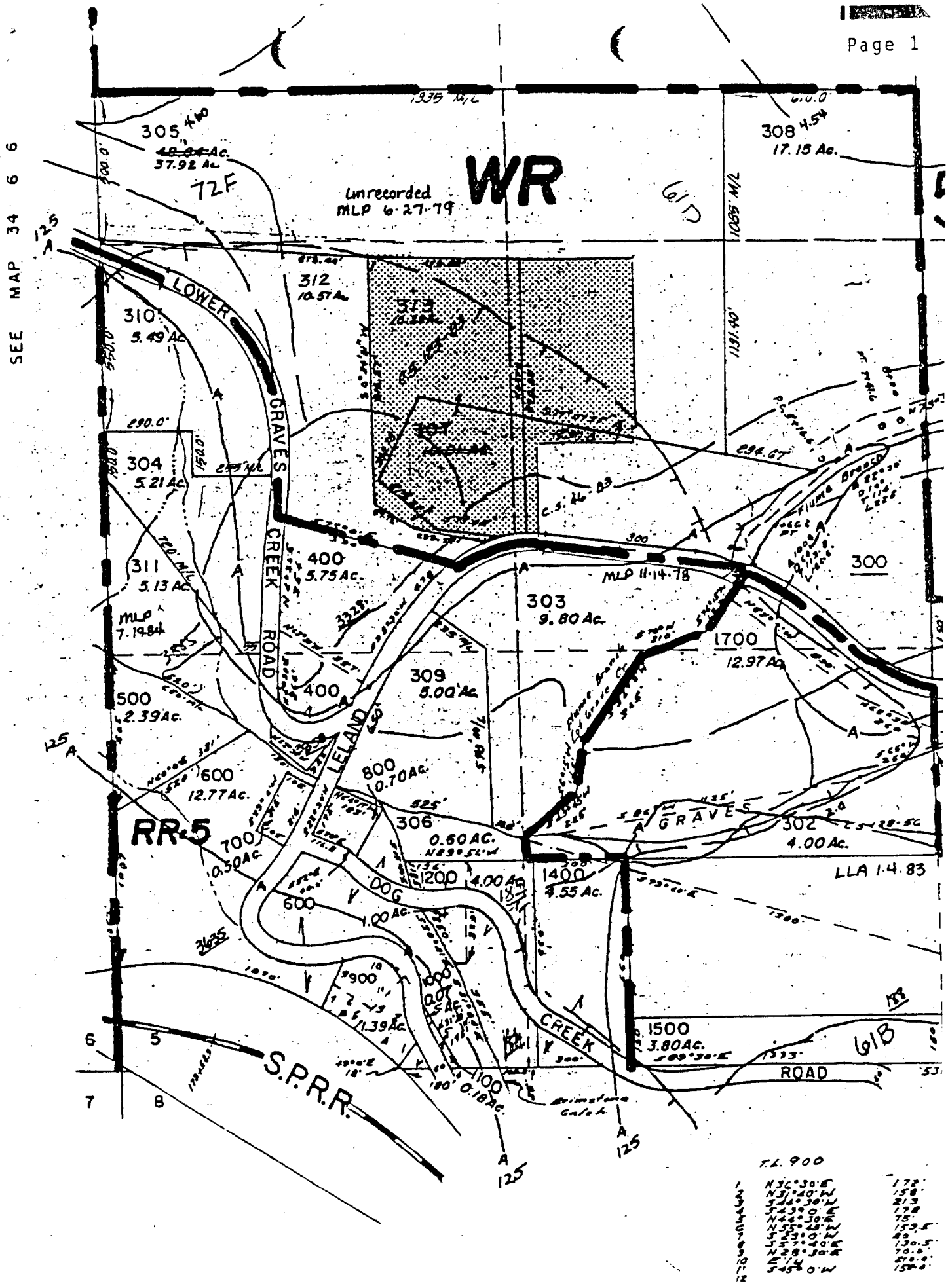
ATTEST:

Georgette Brown, County Clerk

Harlene W Perkins
Recording Secretary

APPROVED AS TO FORM: (12/4/86)

James H. Boldt, Legal Counsel


SEE MAP 34 6 6
WR
Unrecorded
MLP 6-27-79
305
37.92 Ac.
308
17.15 Ac.
72F
61D
312
10.57 Ac.
313
310
5.49 Ac.
LOWER
GRAVES
CREEK
ROAD
304
5.21 Ac.
311
5.13 Ac.
MLP
7.1984
400
5.75 Ac.
303
9.80 Ac.
MLP 11-14-78
300
1700
12.97 Ac.
309
5.00 Ac.
500
2.39 Ac.
400
LELAND
600
12.77 Ac.
800
0.70 Ac.
RR-5
700
0.50 Ac.
306
0.60 AC.
1200
4.00 Ac.
1400
4.55 Ac.
GRAVES
302
4.00 Ac.
LLA 1-4-83
DOG
600
1.00 Ac.
900
1.39 Ac.
1000
CREEK
1500
3.80 Ac.
61B
ROAD
1100
0.18 Ac.
S.P.R.R.
6
5
7
8
125
T.L. 900
1 N36°30'E 172'
2 N31°40'W 158'
3 S44°30'W 213
4 S43°0'E 178
5 N44°30'E 75'
6 N55°45'W 159.5'
7 S23°0'W 80'
8 S57°40'E 130.5'
9 N28°30'E 70.0'
10 E'ly 210.0'
11 S45°0'W 150.0'
12

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 86-10

AN ORDINANCE AMENDING JOSEPHINE COUNTY COMPREHENSIVE PLAN DESIGNATION MAP, ORDINANCE 81-11, AND ZONING DESIGNATION MAP, ORDINANCE 85-1.

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan Designation Map, Ordinance No. 81-11 as thereafter amended, and a Zoning Designation Map, Ordinance No. 85-1 as thereafter amended; and

WHEREAS, the existing designations were based on agricultural and forestry potentials; and

WHEREAS, it has been determined that because of the past mining practices said property has neither agricultural or forestry capabilities; 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 is consistent with the land use allocations policies of the County.

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 an Residential (R) designation for property described as Township 34, Range 6, Section 5, Tax Lots 313 and a portion of 305 (see exhibit attached).

SECTION 2: Zoning Map Amendment

The Zoning Map shall be amended to show an RR-5 (Rural Residential 5-acres minimum) designation for property described as Township 34, Range 6, Section 5, Tax Lots 305 and a portion of 305 (see exhibit attached).

SECTION 3: Affirmation

Except as otherwise provided herein, Josephine County Ordinance Numbers 81-11 and 85-1 are hereby affirmed as originally adopted.

SECTION 4: Effective Date

First reading by the Board of County Commissioners this 26th day of November, 1986.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 10th day of December, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM: (12-11-86)

James H. Boldt, Legal Counsel

12-12-86

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

ORDINANCE NO. 86-11-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING DESIGNATION MAP, ORDINANCE 85-1 AND DECLARING AN EMERGENCY.

WHEREAS, the Board of County Commissioners adopted a Zoning Designation Map designating certain lands for certain uses, Ordinance No. 85-1 as thereafter amended; and

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

WHEREAS, it has been determined that the physical capabilities of the land would not be taxed by the change in zone; and

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

WHEREAS, two similar request for rezoning in this vicinity have recently been granted; 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 is consistent with the land use allocations policies of the County.

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 an RR-2.5 (Rural Residential 2.5 acres minimum) designation for property described as Township 35, Range 6, Section 24, Tax Lot 5702.

SECTION 2: Affirmation

Except as otherwise provided herein, Josephine County Ordinance Numbers 81-11 and 85-1 are hereby affirmed as originally adopted.

SECTION 3: Effective Date

The immediate passage of this Ordinance being necessary in the public interest to improve the economic base and protect the public 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 10th day of December, 1986.

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Correia, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM: (12-11-86)

James H. Boldt, Legal Counsel

3-23-87

BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR JOSEPHINE COUNTY

STATE OF OREGON

Filed JAN 2 1987
GEORGETTE BROWN, County Clerk & Recorder
By Jeanette E. Clark
Deputy Clerk

ORDINANCE NO. 86-11

Repealed by 87-7 and 87-7-E

AN ORDINANCE AMENDING JOSEPHINE COUNTY ZONING DESIGNATION MAP, ORDINANCE 85-1.

WHEREAS, the Board of County Commissioners adopted a Zoning Designation Map designating certain lands for certain uses, Ordinance No. 85-1 as thereafter amended; and

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

WHEREAS, it has been determined that the physical capabilities of the land would not be taxed by the change in zone; and

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

WHEREAS, two similar request for rezoning in this vicinity have recently been granted; 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 is consistent with the land use allocations policies of the County.

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 an RR-2.5 (Rural Residential 2.5 acres minimum) designation for property described as Township 35, Range 6, Section 24-4, Tax Lot 5702.

SECTION 2: Affirmation

Except as otherwise provided herein, Josephine County Ordinance Numbers 81-11 and 85-1 are hereby affirmed as originally adopted.

SECTION 3: Effective Date

First reading by the Board of County Commissioners this 10th day of December, 1986.

Second reading and adoption by the Board of County Commissioners at least thirteen (13) days from the first reading this 24th day of December, 1986. This Ordinance shall take effect ninety (90) days after its adoption by the Board of County Commissioners.

JOSEPHINE COUNTY BOARD
OF COUNTY COMMISSIONERS

Harold L. Haugen, Chairman

Anthony J. Corriea - Absent at Signing
Anthony J. Corriea, Vice Chairman

William F. Ford, Commissioner

ATTEST:

Georgette Brown, County Clerk

Recording Secretary

APPROVED AS TO FORM: (12/31/86)

James H. Boldt, Legal Counsel