



City of Jacksonville

Planning Department

206 N Fifth Street ♦ PO Box 7 ♦ Jacksonville, Oregon 97530

Notice of a Rescheduled Public Hearing

Hearing Date: Wednesday, January 18, 2017
Time: 6:00 p.m.
Location: **655 Hueners Lane (Jacksonville Elementary School Gymnasium), Jacksonville, Oregon**
Case Type: Municipal Code Amendment: Chapters 16, 17, and 18, and Amend Comprehensive Plan Historic Element
Hearing Body: Jacksonville Planning Commission
File No: 2016-170

This is to notify you of a rescheduled public hearing.

The City of Jacksonville has proposed a land use regulation that may affect the permissible uses of your property and other properties and may change the value of your property. The City of Jacksonville proposes an ordinance to amend the Municipal Code Chapters 16, 17, and 18 in their entirety, and the Historic Element of the Comprehensive Plan.

Please Note: The wording of this notice is required by Oregon Ballot Measure 56, an initiative adopted by the voters of Oregon in 1998. The measure requires the same general wording in all notices even though it may not describe the likely effects from a change in land-use laws. The Measure also requires the notice state that the City has determined that proposed land use changes "may change the value of your property." However, the City does not know how these amendments might affect the value of your property, if at all.

The City of Jacksonville Planning Commission will conduct a public hearing at the Jacksonville Elementary School Gymnasium (655 Hueners Lane, Jacksonville, OR) on January 18, 2017, at 6:00 p.m. This hearing is for consideration of a proposal to amend the development code Chapters 16, 17 and 18, and the Historic Element of the Comprehensive Plan for the City of Jacksonville (**see attached Frequently Asked Questions for additional information**). Possible Planning Commission actions include a recommendation to approve the text as written, approve alternate text, deny, or continue.

The proposed ordinance is available for review at the City of Jacksonville Planning Department, or Jacksonville City Hall both located at 206 North Fifth Street, Jacksonville, Oregon. The staff report will be available for inspection at least seven (7) days prior to the public hearing. An earlier version of the staff report is available now on the City's website.

Planning Department Hours: 8:30 a.m. to 2:00 p.m. Monday Tuesday, Thursday, and Friday
City Hall Hours: 8:30 a.m. to 4:00 p.m. Monday through Friday.

Copies of the proposed ordinance and file information are available for purchase if requested or may be viewed on the city's website: www.jacksonvilleor.us. See the attached **Frequently Asked Questions** sheet for specific directions on accessing the documents. For additional information concerning this proposed ordinance, call the Jacksonville Planning Department at 541-899-6873. Please contact the department if you have any trouble accessing the proposal on the website.

Oral and written public testimony regarding this matter will be accepted at the public hearing. Written statements are encouraged and may be submitted at any time, but must be received by 2:00 p.m. on January 11, 2017, to be included in the first staff report. Mail written comments to the City of Jacksonville Planning Department, PO Box 7, Jacksonville, OR 97530, or via E-mail at planner@jacksonvilleor.us, or drop them off at City Hall (206 North Fifth Street).

Over →

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at 541-899-6873. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

This notice is not a determination that the regulations will affect your property, or change your property value, but that the regulations may affect your property or its value depending on various factors. Please feel free to contact the Planning Department prior to the hearing to determine what effect the new regulations will have on future uses of your property. The regulations should have very little effect on existing legally established uses, and no zone changes are proposed as part of the code update.

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

Proposed Code Amendment Frequently Asked Questions

What are Chapters 16, 17, and 18 of the Jacksonville Municipal Code?

The Unified Development Code, also known just as the “Development Code,” Chapters 16, 17, and 18 of the Jacksonville Municipal Code, is enacted for the purpose of administering zoning, design review, land divisions, and development standards for the City of Jacksonville.

Why does the code need to be updated?

Over the years, the existing development code has been amended to the point where it is disjointed and even has conflicting standards, resulting in a development code that is challenging for staff to administer and residents to understand. There are conflicts in standards and pieces that are in the wrong chapters. For instance, the Historic Section has evolved into a catchall where any amendment to the ordinance is added. Riparian requirements, environmental protections, lot requirements, and many other examples are all included in the historic section even though they affect development throughout Jacksonville. This results in a confusing set of ordinances that are not intuitive to administer.

How will this affect our status as a National Historic Landmark District?

The Citizens Advisory Committee (CAC), staff and the City Attorney worked closely with the State Historic Preservation Office (SHPO) to ensure that our status as a national landmark district will not be affected. The intent of the group was to strengthen protections for landmark structures. The National Historic Landmark Boundary will continue to be in place. The proposed ordinance includes protections and best practices that were established by the Department of Interior and the National Parks Service to protect our landmark structures.

The proposed ordinance increases protections on California Street (The proposed Downtown Historic District, or DHD) with the recognition that the street contains a collection of unique structures that require further protections.

Does this change zoning or densities?

No. The zoning categories will remain. Also, density is defined by the number of dwellings permitted on a certain area of land. The minimum lot sizes established under the current ordinance remain. Some residents are concerned that the revised ordinance will potentially double residential densities by permitting accessory dwelling units (ADUs), but the existing ordinance already permits these uses.

How will this affect my property?

If your property is currently developed, the updated ordinance will have little effect. Most proposed changes are minor, particularly in residential zones, but a few could change what you can do in the future. Some proposed amendments implement state laws enacted after the current code was last updated. Any lawfully established uses existing when the City Council adopts the revised ordinance may remain. New development standards are proposed for commercial zones. As noted previously, historic sites and properties adjacent to the those sites will continue to be subject to historic preservation standards, but if your parcel is not adjacent to a historic resource, your proposal will be evaluated for compliance with only the other code requirements.

Is this related to the Charter Amendment?

No. The Charter affects the powers and functions of the City, assigning responsibilities to departments and individuals. The Planning Department uses the Development Code, an entirely separate document, to regulate permissible land uses.

Can I testify or submit comments regarding the update?

Yes. The intent of the public hearing process is to hear from you. Written comments are the most effective way to document all your concerns because oral testimony is usually limited to a few minutes, but written comment can be more detailed and available for the decision-makers to review before they reach their decision.

When will the changes take effect?

The Planning Commission hearings will result in a recommendation to approve of all or a portion of the proposed amendments. The recommendation will then be subject to a second round of public hearings before the City Council.

How do I access the documents on the City's website?

The City's website contains the proposed amendments and a staff report.

Visit www.jacksonvilleor.us. From there, scroll down to the relevant section:

**This is what you will see when you scroll down.
Click the links to access the staff report and proposed amendments.**

The screenshot shows a webpage with a light beige background. On the left side, there is a vertical black bar. The main content area contains the following text:

Meeting and public hearing notice and agenda for the hearing.

Notice of Public Hearing October 24, 2016 at 6:00 pm
Please note – the public hearing and code revisions relate to the Land Use Planning Codes and is not related to the adoption of the City Charter which is on the November ballot.

Municipal Code Amendment: Chapters 16, 17 and 18, and Amend Comprehensive Plan Historic Element
[Notice of Public Hearing](#)
[Code Revisions Staff Report](#)

Draft Amendments to the Jacksonville Unified Development Code: Chapters 16, 17 and 18
[Article 1, Introduction and General Provisions](#)
[Article 2, Zoning Regulations](#)
[Article 3, Community Design Standards](#)
[Article 4, Application Review Procedures](#)
[Article 5, Historic Overlay District](#)

Draft Comprehensive Plan Amendment:
[Historic Element](#)

On the right side of the page, there is a vertical sidebar with a dark red background and white text. The sidebar contains the following links:

- [Jacksonville-Applegate Rotary](#)
- [Jacksonville Boosters](#)
- [Jacksonville Chamber of Commerce](#)
- [Historic Jacksonville](#)
- [Jacksonville Public Library](#)
- [Jacksonville Skatepark](#)
- [Jacksonville Woodlands](#)
- [National Historic Landmark Registry](#)