

Opinion by Holstun.

ORS 197.860 provides, in relevant part:

“All parties to an appeal may at any time prior to a final decision by the Court of Appeals under ORS 197.855 stipulate that the appeal proceeding be stayed for any period of time agreeable to the parties and the board or court to allow the parties to enter mediation. Following mediation, the board or the court may, at the request of the parties, dismiss the appeal or remand the decision to the board or the local government with specific instructions for entry of a final decision on remand. * * *”

In this appeal, petitioner challenges the city’s denial of its zone change application. The parties to this appeal entered mediation pursuant to ORS 197.860. On February 9, 2004, we received a stipulated motion from the parties requesting that we remand the challenged decision in this appeal with specific instructions that the city adopt an ordinance approving the zone change requested by petitioner from low density residential (RL) to standard density residential (RS). The ordinance to be adopted by the city on remand is included in the stipulated motion as Attachment 1.

In accordance with the parties’ stipulated motion and ORS 197.860, the decision challenged in this appeal is remanded to the city so that the city may adopt an ordinance substantially similar to Attachment 1 included in the parties’ stipulated motion.¹ A copy of that attachment is appended to this final opinion and order.

¹ We discuss some of the limitations on final opinions issued pursuant to stipulations under ORS 197.860 in *Waibel v. Crook County*, 39 Or LUBA 749 (2000).