

January 14, 2014

TO: Land Conservation and Development Commission
Subscribers to Notice of Proposed or Land Use Regulation Amendments

FROM: DLCD Plan Amendment Specialist

SUBJECT: NOTICE OF PROPOSED AMENDMENTS

The following proposed plan amendments were received by the Department of Land Conservation and Development between January 1, 2014 and January 9, 2014. Information in the proposals are available for review at DLCD offices in Salem and the applicable field office. Concerns or questions should be referred to the local government contact before contacting the DLCD Regional Representative.

The first evidentiary hearing and final hearing dates indicated in this notice are subject to revision by the local government as outlined in OAR 660, Division 18. Participants are advised to confirm the hearing date with the local government in advance of the scheduled hearing.

AURORA

Local File # : LA-14-01

DLCD File # : 001-14

Proposal Summary:

Amend the Development Code Chapter 16.22 Historic Commercial Overlay to allow food carts on commercial properties with established eating and drinking establishments; Chapter 16.58 Site Development Review to reduce the change in use/occupancy triggers for SDR application from a 10% increase in intensity of use to a 25% increase; revise Title 16 to correctly address process for Historic Review Board. This proposal was submitted 27 days prior to the first and final hearing dates.

Locally Identified Affected Agencies:

None

Proposal Received: January 8, 2014

First Evidentiary Hearing Date: February 4, 2014

Final Hearing Date: February 4, 2014

Local Contact: Renata Wakeley Phone No: 503-540-1618

Regional Representative: Angela Lazarean

BEND

LOCAL FILE # : PA 13-0785

DLCD FILE # : 001-14

Proposal Summary:

Amend the Zoning Map from Residential Standard Density (RS) to Residential Medium Density (RM) for 48.00 acres located at 18-12-04CD-001100, 18-12-09B0-00100 & 00200. Amend the Development Code to adopt a Stone Creek Master Development Plan for 83.00 acres located south of Reed Market Road and north of Brosterhous Road.

Locally Identified Affected Agencies:

None

Proposal Received: January 9, 2014

First Evidentiary Hearing Date: February 24, 2014

Final Hearing Date: April 2, 2014

Local Contact: Amy Barry Phone No: 541-693-2114

Regional Representative: Scott Edelman

BEND

LOCAL FILE # : PZ-13-0783

DLCD FILE # : 002-14

Proposal Summary:

Amend the Zoning Map from Urban Area Reserve (UAR) to Standard Density Residential (RS) for 9.00 acres located at 17-11-26-TL 200

Locally Identified Affected Agencies:

Bend Fire Department

Proposal Received: January 9, 2014

First Evidentiary Hearing Date: February 19, 2014

Final Hearing Date: February 19, 2014

Local Contact: Aaron Henson Phone No: 541-383-4885

Regional Representative: Scott Edelman

COOS BAY

LOCAL FILE # : 187-ZON2013-049

DLCD FILE # : 001-14

Proposal Summary:

Amend the Development Code Chapter 17.195 Flood Damage Prevention to update the Flood Insurance Rate Maps (FIRM); update the language regarding Manufactured Home placement; add Variance procedures; housekeeping regarding department name change and grammatical corrections.

Locally Identified Affected Agencies:

Federal Emergency Management Agency (FEMA)

Proposal Received: January 6, 2014

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: March 18, 2014

Local Contact: Debbie Erler Phone No: 541-269-1181 Ext: 2259

Regional Representative: Dave Perry

COTTAGE GROVE

LOCAL FILE # : CPA 1-14

DLCD FILE # : 001-14

Proposal Summary:

Amend the Comprehensive Plan to replace the Historic Sites and Structures Element with a new Historic Preservation Element and to adopt a Historic Preservation Plan.

Locally Identified Affected Agencies:

None

Proposal Received: January 2, 2014

First Evidentiary Hearing Date: February 19, 2014

Final Hearing Date: April 14, 2014

Local Contact: Amanda Ferguson Phone No: 541-942-3340

Regional Representative: Ed Moore

FOREST GROVE

LOCAL FILE # : ZNC-14-0008

DLCD FILE # : 001-14

Proposal Summary:

Amend the Zoning Map from High Density Residential to Medium Residential and B-Standard/Single Family Residential (R-7) for 13.00 acres located South of Pacific Avenue between Ritchey Road and E Street; From General Industrial to Institutional for 5.50 acres located along Elm Street; From Institutional to Town Center Support (TCS) for 0.35 acres located at 1822 21st Avenue; and from Medium Density Residential to A-Medium Single Family Residential for 13.60 acres located at Forestmeade Subdivision. This proposal has a total of 32.40 acres involved.

Locally Identified Affected Agencies:

None

Proposal Received: January 6, 2014

First Evidentiary Hearing Date: February 10, 2014

Final Hearing Date: February 24, 2014

Local Contact: Daniel Riordan Phone No: 503-992-3226

Regional Representative: Anne Debbaut

HAPPY VALLEY

LOCAL FILE # : CPA-01-14/LDC-01-14

DLCD FILE # : 001-14

Proposal Summary:

Amend the Development Code to update the permitted uses and standards for Master Plans, Helicopter Landing Facilities, and Medical Marijuana Dispensaries.

Locally Identified Affected Agencies:

None

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: March 18, 2014

Local Contact: Michael Walter Phone No: 503-783-3839

Regional Representative: Jennifer Donnelly

INDEPENDENCE

LOCAL FILE # : ZC/CPMA-01-13

DLCD FILE # : 001-14

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Agricultural (AG) to Low Density Residential (RS) for 0.62 acres located at 608 River Drive. Map 8421DB Lot 111. This proposal was submitted 27 days before the first hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: February 3, 2014

Final Hearing Date: February 11, 2014

Local Contact: Renata Wakeley Phone No: 503-540-1618

Regional Representative: Angela Lazarean

JEFFERSON COUNTY

LOCAL FILE # : 4-PA-01

DLCD FILE # : 001-14

Proposal Summary:

Amend the Development Code Section 319 Three Rivers Recreation Area Zone to allow fire stations with law enforcement satellite offices to be located on public agency land in addition to common area within the planned unit development.

Locally Identified Affected Agencies:

Three Rivers Rural Fire District

Proposal Received: January 9, 2014

First Evidentiary Hearing Date: February 13, 2014

Final Hearing Date: March 5, 2014

Local Contact: Bill Adams Phone No: 541-788-2370

Regional Representative: Scott Edelman

LINCOLN COUNTY

LOCAL FILE # : 1-TA-13 FOREDUNE

DLCD FILE # : 001-14

Proposal Summary:

Amend the Development Code Section 1.1385 Foredune Management Overlay Zone to address alternatives to Code provisions requiring use of defined qualified professionals for permits in the Bayshore Plan. This proposal was submitted 6 days prior to the first hearing date and without notice of a final hearing date.

Locally Identified Affected Agencies:

Oregon Department of Parks and Recreation

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: January 13, 2014

Final Hearing Date:

Local Contact: Onno Husing Phone No: 541-265-4192

Regional Representative: Patrick Wingard

MARION COUNTY

LOCAL FILE # : LA 14-001

DLCD FILE # : 001-14

Proposal Summary:

Amend the Development Code Section 16.35.060 Conformance Requirement and Section 17.110.680 Administration of the Title to standardize the regulations in both sections that land use or structure permits shall not be issued or land use approval granted if the subject property is in violation of local, state or federal law unless issuance could correct the violation.

Locally Identified Affected Agencies:

None

Proposal Received: January 8, 2014

First Evidentiary Hearing Date: February 12, 2014

Final Hearing Date: February 12, 2014

Local Contact: Joe Fennimore Phone No: 503-566-4177

Regional Representative: Angela Lazarean

SALEM

LOCAL FILE # : ANNEX A.4.13

DLCD FILE # : 001-14

Proposal Summary:

Annex 0.94 acres in to the city. Amend the Comprehensive Plan Map from County Rural Suburban Unincorporated Residential (RSUR) to City Suburban Residential (SR); and the Zoning Map from County Residential (R-10) to City Suburban Residential (R-10) or Moderate Residential (R-7) for the 0.94 acres located at 34540 Bachelor Flat Road; 4N1W-7AC-703

Locally Identified Affected Agencies:

Columbia County

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: March 5, 2014

Local Contact: Jacob Graichen Phone No: 503-366-8204

Regional Representative: Angela Lazarean

SALEM

LOCAL FILE # : CPC.ZC-14-01

DLCD FILE # : 001-14

Proposal Summary:

Amend the Comprehensive Plan Map from Industrial to Parks, Open Space and Outdoor Recreation; and the Zoning Map from General Industrial (IG) to Public Amusement (PA) for a total of 229.00 acres located at 073W27 TL00100 & 00200

Locally Identified Affected Agencies:

None

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: February 11, 2014

Local Contact: Jason Richling Phone No: 503-540-2326

Regional Representative: Angela Lazarean

SALEM

LOCAL FILE # : CPC-ZC-NPC-CU-
ADJ14-02

DLCD FILE # : 002-14

Proposal Summary:

Amend the Comprehensive Plan Map from Multi-Family Residential to Commercial; and the Zoning Map from Multiple Family Residential (RM1) to Commercial Office (CO) for 0.60 acres located at 073W14BC04100. Amend the Development Code to make the corresponding neighborhood plan change; conditional use to establish a 28-unit room and board facility; site plan review and Zoning adjustment.

Locally Identified Affected Agencies:

None

Proposal Received: January 7, 2014

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: February 11, 2014

Local Contact: Bryan Colbourne Phone No: 503-540-2363

Regional Representative: Angela Lazarean

cc: Regional Representatives