



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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February 20, 2015

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

**FROM:** DLCDC Plan Amendment Specialist

**SUBJECT:** NOTICE OF PROPOSED AMENDMENTS

The following proposed plan amendments were received by the Department of Land Conservation and Development between 02/06/2015 and 02/12/2015. Information on the proposals are available for review at DLCDC offices in Salem and the applicable field office. Concerns or questions should be referred to the local government contact before contacting the DLCDC Regional Representative.

The first evidentiary hearing and final hearing dates indicated in this notice are subject to revision by 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.

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**Bend**

**Local File #:** PZ 15-0037

**DLCDC File #:** 001-15

**Proposal Summary:**

Amend the Development Code Chapters 1.2 Definitions, 2.1 Residential Districts, 3.3 Parking, 3.6 Special Standards, 4.5 Master Planning and Development Alternatives to add a Cottage Housing Code; remove barriers and add incentives for developing affordable housing.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 12, 2015

**First Evidentiary Hearing:** March 23, 2015

**Final Hearing Date:** April 15, 2015

**Local Contact:** Wendy Robinson

**Phone:** 541-388-5598

**Regional Representative:** Scott Edelman

**Benton County**

**Local File #:** LU-15-004

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Comprehensive Plan Map from Agriculture to Forestry; and the Zoning Map from Exclusive Farm Use (EFU) to Forest Conservation (FC) for 64.00 acres located at 26492 Boyd Lane, Monroe. 15-5-4 TLs 500, 501 & 502 and 15-5-5-900.

**Locally Identified Affected Agencies:**

City of Monroe

**Proposal Received:** February 10, 2015

**First Evidentiary Hearing:** March 17, 2015

**Final Hearing Date:** April 14, 2015

**Local Contact:** Linsey Godwin

**Phone:** 541-766-6819

**Regional Representative:** Ed Moore

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**Cottage Grove**

**Local File #:** ZC 1-15

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Zoning Map from Rural Residential (RR10) to Multi-Family Residential District for an unspecified amount of acres located at 20-03-29-42/500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 09, 2015

**First Evidentiary Hearing:** March 18, 2015

**Final Hearing Date:** April 27, 2015

**Local Contact:** Amanda Ferguson

**Phone:** 541-942-3340

**Regional Representative:** Ed Moore

**Curry County****Local File #:** CP/ZC-1501**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan Map from Residential to Commercial; and the Zoning Map from Rural Commercial (RC) and Rural Residential (RR) to Light Commercial for 0.53 acres located at 41-13-09AC TL 02800.

**Locally Identified Affected Agencies:**

Department of Transportation, City of Brookings

**Proposal Received:** February 09, 2015

**First Evidentiary Hearing:** March 26, 2015

**Final Hearing Date:** March 26, 2015

**Local Contact:** David Pratt

**Phone:** 541-247-3228

**Regional Representative:** Dave Perry

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**Deschutes County****Local File #:** 247-15-000065-TA**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Title 18 to define, permit and establish standards for Medical Marijuana Dispensaries and Medical Marijuana Dispensaries will be permitted as a conditional use in Exclusive Farm Use (EFU) zone and an outright use in Commercial and Industrial zones.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 12, 2015

**First Evidentiary Hearing:** March 12, 2015

**Final Hearing Date:** April 15, 2015

**Local Contact:** Matthew Martin

**Phone:** 541-330-4620

**Regional Representative:** Scott Edelman

**Gresham**

**Local File #:** CPA 15-033

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Development Code Sections 8.0122 Wireless Communications Facilities; 10.0601 Co-Location Standards; and 10.0602 Request to Modify an Existing and Eligible Wireless Communication Facility to update the standards regarding Wireless Communication Facilities in order to comply with recently adopted Federal Communication Commission (FCC) rules.

**Locally Identified Affected Agencies:**

Federal Communications Commission, Metropolitan Service District

**Proposal Received:** February 09, 2015

**First Evidentiary Hearing:** March 23, 2015

**Final Hearing Date:** April 07, 2015

**Local Contact:** Ann Pytynia

**Phone:** 503-618-2859

**Regional Representative:** Jennifer Donnelly

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**Lebanon**

**Local File #:** 15-02-05

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Development Code Chapter 16.18 to establish provisions for changing image signs.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 11, 2015

**First Evidentiary Hearing:** March 18, 2015

**Final Hearing Date:** April 08, 2015

**Local Contact:** Walt Wendolowski

**Phone:** 541-258-4252

**Regional Representative:** Ed Moore

**McMinnville****Local File #:** City UGB 1-15/CPA 1-**DLCD File #:** 002-15**Proposal Summary:**

Expand the Urban Growth Boundary by adding 22.00 acres. Amend the Comprehensive Plan Map from County Agriculture/Forestry Large Holding designation (AFLH) to City Commercial for the 22.00 acres located at 4S 4W 18 TL 1001 & 1000.

**Locally Identified Affected Agencies:**

Yamhill County

**Proposal Received:** February 06, 2015**First Evidentiary Hearing:** March 18, 2015**Final Hearing Date:** March 18, 2015**Local Contact:** Ron Pomeroy**Phone:** 503-434-7311**Regional Representative:** Angela Lazarean

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**Oakridge****Local File #:** 2015-01**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code by adding Article 33 for marijuana standards and regulations. Amend Article 4 Low Density Residential (R-1), Article 7 Central Commercial District (C-2); Article 8 Highway Commercial District (C-3), Article 10 Light Industrial (I-1), Article 11 Heavy Industrial (I-2), Section 24.08 Additional Conditions to restrict and allow marijuana facilities in certain zoning districts with conditions.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 10, 2015**First Evidentiary Hearing:** March 17, 2015**Final Hearing Date:** March 19, 2015**Local Contact:** Louis Gomez**Phone:** 541-782-2258**Regional Representative:** Ed Moore

**Reedsport****Local File #:** 15-003**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code Title 10 Land Usage Chapters 10.64, 10.72 and 10.76 to establish standards and definitions for Medical Marijuana Facilities; and to allow Medical Marijuana Facilities in certain Commercial and Industrial zones as conditional use permits.

**Locally Identified Affected Agencies:**

Department of Environmental Quality, Department of Transportation, Oregon Department of Fish And Wildlife, Douglas County

**Proposal Received:** February 11, 2015**First Evidentiary Hearing:** March 23, 2015**Final Hearing Date:** May 04, 2015**Local Contact:** Jessica Terra**Phone:** 541-271-3603**Regional Representative:** Dave Perry

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**Sandy****Local File #:** 14-028 ZC**DLCD File #:** 002-15**Proposal Summary:**

Amend the Zoning Map from Light Industrial (I-2) to Industrial (I-I) for 4.98 acres located at 24E14 TL 1116 & 1120.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** February 09, 2015**First Evidentiary Hearing:** March 23, 2015**Final Hearing Date:** May 04, 2015**Local Contact:** Tracy Brown**Phone:** 503-668-4886**Regional Representative:** Jennifer Donnelly

**Sublimity****Local File #:** None**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code by updating the standards relating to light gauge metal buildings, adding or updating standards in the Commercial General District; the height limit for fences and walls to be changed to no taller than four feet, and adding metal shakes or standing rib metal roof to roofing materials.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 12, 2015**First Evidentiary Hearing:** March 30, 2015**Final Hearing Date:** April 13, 2015**Local Contact:** John Morgan**Phone:** 541-304-9401**Regional Representative:** Angela Lazarean

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**Washington County****Local File #:** 15-031 PA**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan Map from Residential R-5 to Residential R-24 for 0.13 acres located at 3478 SW 9151 Ave, Portland. 1S 1W 11DB TL 02100.

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** February 10, 2015**First Evidentiary Hearing:** April 01, 2015**Final Hearing Date:** April 01, 2015**Local Contact:** Anne Kelly**Phone:** 503-846-3583**Regional Representative:** Anne Debbaut