

March 3, 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 February 7, 2014 and February 13, 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.

BANDON

Local File # : NONE

DLCD File # : 002-14

Proposal
Summary:

Amend the Development Code to allow Medical Marijuana Dispensaries within the city limits until land use regulations can be adopted in conformance with developing state law.

Locally Identified Affected Agencies:

Coos County

Proposal Received: February 7, 2014

First Evidentiary Hearing Date: March 24, 2014

Final Hearing Date: March 24, 2014

Local Contact: Shala McKenzie Phone No: 541-347-2468

Regional Representative: Dave Perry

BEAVERTON

LOCAL FILE # : NONE

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Comprehensive Plan by adding a Community Health Chapter to the Health Element. This notice was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: February 12, 2014

First Evidentiary Hearing Date: September 1, 2014

Final Hearing Date:

Local Contact: Lindsey Kuipers Phone No: 503-526-2416

Regional Representative: Anne Debbaut

CORVALLIS

LOCAL FILE # : LDT 13-00002, LDT
13-0003

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Development Code to facilitate compatible infill development; update Land Development Code provisions; develop a process to allow code-compliant development under certain circumstances within approved Planned Developments without need for a Planned Development Modification process; and to streamline certain Historic Permit Preservation reviews, particularly within Oregon State University Historic District.

Locally Identified Affected Agencies:

None

Proposal Received: February 10, 2014

First Evidentiary Hearing Date: March 19, 2014

Final Hearing Date: June 2, 2014

Local Contact: Kevin Young Phone No: 541-766-6572

Regional Representative: Ed Moore

DUNES CITY

LOCAL FILE # : NONE

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Comprehensive Plan by adopting an updated Master Road Plan.

Locally Identified Affected Agencies:

None

Proposal Received: February 10, 2014

First Evidentiary Hearing Date: March 27, 2014

Final Hearing Date: April 10, 2014

Local Contact: Fred Hilden Phone No: 541-997-3338

Regional Representative: Dave Perry

GARIBALDI

LOCAL FILE # : 1-MA-14

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Comprehensive Plan and Zoning Maps from Downtown (D-1) to Commercial (C-1) for 20.00 acres. This proposal is to reduce the length and area of the Downtown Zone along Highway 101 and will increase the Commercial Zone along the highway.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Port of Garibaldi

Proposal Received: February 13, 2014

First Evidentiary Hearing Date: March 24, 2014

Final Hearing Date: May 19, 2014

Local Contact: Jay Sennwald Phone No: 541-961-4072

Regional Representative: Patrick Wingard

GARIBALDI

LOCAL FILE # : 1-TA-14

DLCD FILE # : 002-14

Proposal
Summary:

Amend the Development Code Chapter 16.05 Flood Damage Prevention to bring the flood hazard ordinance into compliance with the Federal Emergency Management Agency (FEMA) requirements under the National Flood Insurance Program; also changing the uses allowed and development standards in the Downtown (D-1) and Commercial (C-1) zones.

Locally Identified Affected Agencies:

FEMA

Proposal Received: February 13, 2014

First Evidentiary Hearing Date: March 24, 2014

Final Hearing Date: May 19, 2014

Local Contact: Jay Sennewald Phone No: 541-961-4072

Regional Representative: Patrick Wingard

GRESHAM

LOCAL FILE # : 14-007

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Comprehensive Plan to adopt an updated Capital Improvement Plan (CIP) for future Transportation (including bikeways/pedways), Water, Stormwater, Wastewater, Parks, Trails & Open Spaces, Urban Renewal and General Development projects. The CIP also serves as the Public Facility Plan (PFP).

Locally Identified Affected Agencies:

Multnomah County, Metro, Rockwood Water

Proposal Received: February 13, 2014

First Evidentiary Hearing Date: March 24, 2014

Final Hearing Date: May 20, 2014

Local Contact: Keren Ceballos Phone No: 503-618-2258

Regional Representative: Jennifer Donnelly

LANE COUNTY

LOCAL FILE # : 509-PA14-05053

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Development Code to complete Legislative and housekeeping in the following areas: Chapters 13, 14 and 16 by adding and deleting text. This proposal was submitted without notice of the final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: February 11, 2014

First Evidentiary Hearing Date: March 18, 2014

Final Hearing Date:

Local Contact: Lindsay Eichner Phone No: 541-682-3998

Regional Representative: Ed Moore

LINN COUNTY

LOCAL FILE # : BC 12-002

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Comprehensive Plan by adding 67.37 acres to the aggregate inventory as a significant aggregate resource site. Amend the Zoning Map from Exclusive Farm Use (EFU) to EFU with an Aggregate Resource Overlay (ARO) for the 67.37 acres located at T12S R04W Section 16 TL 900, 1000 and 1100. This proposal also includes a development permit for aggregate mining and processing. This proposal was submitted 28 days prior to the the first hearing date.

Locally Identified Affected Agencies:

ODOGAMI. OWRD, ODEQ

Proposal Received: February 11, 2014

First Evidentiary Hearing Date: March 11, 2014

Final Hearing Date: April 2, 2014

Local Contact: Olivia Glantz Phone No: 541-967-3816

Regional Representative: Ed Moore

MEDFORD

LOCAL FILE # : DCA 13-129

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Development Code Chapter 10 Land Development Code to make specific alterations to historic structures (exterior paint color changes and new awning fabrics on existing awnings) subject to Minor Historic Review instead of Standard Historic Review in Historic Preservation Overlay zoning districts.

Locally Identified Affected Agencies:

Oregon State Historic Preservation Office

Proposal Received: February 7, 2014

First Evidentiary Hearing Date: March 27, 2014

Final Hearing Date: April 17, 2014

Local Contact: Praline McCormack Phone No: 541-744-2380

Regional Representative: Josh LeBombard

MEDFORD

LOCAL FILE # : DCA-14-011

DLCD FILE # : 002-14

Proposal

Summary:

Amend the Development Code Chapter 10 Section 10.1022 Exceptions to Permit Requirements to permit Temporary Political Campaign Signs in residential, commercial, and industrial zones without a sign permit, and to establish standards for such signs.

Locally Identified Affected Agencies:

None

Proposal Received: February 7, 2014

First Evidentiary Hearing Date: March 27, 2014

Final Hearing Date: April 17, 2014

Local Contact: Praline McCormack Phone No: 541-774-2380

Regional Representative: Josh LeBombard

NYSSA

LOCAL FILE # : 2014-01

DLCD FILE # : 001-14

**Proposal
Summary:**

Expand the Urban Growth Boundary (UGB) by adding 353.00 acres on the outskirts of the City. Amend the Comprehensive Plan to adopt the Vale-Nyssa Economic Opportunity Analysis (EOA) (2013); policy to protect designated industrial sites; policy to ensure no net loss of irrigated farm land; a new Economic Opportunity (EO) overlay designation for 183.00 acres within the UGA; an amendment to the Nyssa UGA to include 171.00 acres and apply the UGA-I designation; and the Development Code to implement the UGA-I-EO plan policy. Amend the Comprehensive Plan Map from UGA-R to UGA-R/EO; and from EFU to UGA-I/RD for the 353.00 acres. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

ODOT, Malheur County

Proposal Received: February 7, 2014

First Evidentiary Hearing Date: March 17, 2014

Final Hearing Date:

Local Contact: Roberta Vanderwall Phone No: 541-372-2264

Regional Representative: Grant Young

SALEM

LOCAL FILE # : NONE

DLCD FILE # : 003-14

**Proposal
Summary:**

Amend the Comprehensive Plan - Transportation System Plan (TSP) including the Street Element, Bicycle Project Tables and Maps, Pedestrian Project Tables and Maps and Appendix G Table to update the system connectivity and amendments they have come up since the completed studies, including the Central Salem Mobility Study and the Salem Parkway-Kroc Center Access Feasibility Study.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Marion County, Polk County, Keizer, Salem Keizer Transit District

Proposal Received: February 11, 2014

First Evidentiary Hearing Date: March 18, 2014

Final Hearing Date: March 18, 2014

Local Contact: Julie Warncke Phone No: 503-588-6211

Regional Representative: Angela Lazarean

STANFIELD

LOCAL FILE # : NONE

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Development Code Section 2.1.200(G)(4) Floor Area to increase the maximum floor area from 800 sq.ft. to 1600 sq.ft. for accessory structures in the Residential Zone.

Locally Identified Affected Agencies:

None

Proposal Received: February 11, 2014

First Evidentiary Hearing Date: April 1, 2014

Final Hearing Date: April 15, 2014

Local Contact: Blair Larsen Phone No: 541-449-3831

Regional Representative: Grant Young

TOLEDO

LOCAL FILE # : ZOA-1-14

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Development Code Section 17.16.030 to allow Food Productions and/or Beverage Production as a conditional use in the Commercial zone. This proposal was submitted 34 days prior to the first hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: February 13, 2014

First Evidentiary Hearing Date: March 19, 2014

Final Hearing Date: April 2, 2014

Local Contact: Aneta Synan Phone No: 541-336-2247

Regional Representative: Patrick Wingard

TUALATIN

LOCAL FILE # : PTA 14-01

DLCD FILE # : 001-14

Proposal
Summary:

Amend the Development Code Chapters 60, 61 and 62 to allow small-scale office, retail and service uses within manufacturing districts, and modifications to Chapters 34, 69 and 73 to implement recommendations from Linking Tualatin, a land use plan for increasing transit use. This proposal was submitted 31 days prior to the first and final hearing date.

Locally Identified Affected Agencies:

Metro, Washington County

Proposal Received: February 7, 2014

First Evidentiary Hearing Date: March 10, 2014

Final Hearing Date: March 10, 2014

Local Contact: Cindy Hahn Phone No: 503-691-3029

Regional Representative: Jennifer Donnelly

cc: Regional Representatives