



# Oregon

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Department of Land Conservation and Development

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March 17, 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 03/06/2015 and 03/12/2015. 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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## Arlington

**Local File #:** 001-2015

**DLCDC File #:** 001-15

### **Proposal Summary:**

Amend the Comprehensive Plan to add policies to allow digital data storage, hard data storage, agri/business processing facilities, wind farm construction site, laydown yards and storage and trucking/logistic companies as outright permitted uses and offer an expedited site plan review. Amend the Development Code to update the standards related to Industrial Service Area (ISA). Amend the Comprehensive Plan and Zoning Maps from M-1 to Industrial Service Area (ISA-C-2) for a total of 7.00 acres located at 3N 21E 20 TL1280, 3N 21E 21 TL1281, 3N 21E 28 TL 205, and 3N 21E 27 TL 508.

### **Locally Identified Affected Agencies:**

None

**Proposal Received:** March 10, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** May 06, 2015

**Local Contact:** Pam Rosenbalm

**Phone:** 541-454-2743

**Regional Representative:** Grant Young

**Beaverton****Local File #:** TA 2015-0001**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code to correct minor errors and inconsistencies in the following areas: Chapter 20 - Land Uses; Chapter 40 - Permits and Applications; Chapter 50 - Procedures; Chapter 60 - Special Requirements; Chapter 90 - Definitions;

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington Country

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 15, 2015

**Final Hearing Date:** June 23, 2015

**Local Contact:** Jana Fox

**Phone:** 503-532-3710

**Regional Representative:** Anne Debbaut

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**Bend****Local File #:** PZ-15-0190**DLCD File #:** 002-15**Proposal Summary:**

Amend the Comprehensive Plan Table 3-1 Inventory of Historic Sites to remove the "Brooks Scanlon Craneshed building from the list as a historic resource located at 721 SW Industrial Way Map18-12-05BA Tax Lot 600.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 12, 2015

**First Evidentiary Hearing:** April 21, 2015

**Final Hearing Date:** June 03, 2015

**Local Contact:** Heidi Kennedy

**Phone:** 541-617-4524

**Regional Representative:** Scott Edelman

**Cave Junction**

**Local File #:** ZC-237-14-15

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Comprehensive Plan Zoning Maps from Residential (TL 1300) and Commercial (TL 2601 & 2602) to Mixed Employment and Industrial for 3.00 acres located at 39 S 8W 21AC TL 1300 & 39 S 8W 21B TL 2601 & 2602.

**Locally Identified Affected Agencies:**

Department of Environmental Quality, Illinois Valley Fire District

**Proposal Received:** March 09, 2015

**First Evidentiary Hearing:** April 13, 2015

**Final Hearing Date:** May 11, 2015

**Local Contact:** Helen Early

**Phone:** 541-592-2156

**Regional Representative:** Josh LeBombard

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**Douglas County**

**Local File #:**

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Development Code to define and establish standards for Medical Marijuana Facilities.

**Locally Identified Affected Agencies:**

Oregon Health Authority

**Proposal Received:** March 10, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** April 29, 2015

**Local Contact:** Cheryl Goodhue

**Phone:** 541-440-4289

**Regional Representative:** Josh LeBombard

**Dundee****Local File #:** CPA 15-09/LURA 15-10**DLCD File #:** 002-15**Proposal Summary:**

Amend the Comprehensive Plan and Development Code by updating the Transportation System Plan (TSP) in Sections 17.202, 17.301, 17.305, 17.304, 17.402; PW Design Standards Division 2, Appendix A.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 10, 2015**First Evidentiary Hearing:** April 15, 2015**Final Hearing Date:** May 19, 2015**Local Contact:** Jessica Pelz**Phone:** 503-554-7744**Regional Representative:** Angela Lazarean

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**Forest Grove****Local File #:** CPA-15-00290/ZNC-15-**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from B-Standard/R-7 to C-Low (R-10) and from Medium Density Residential (RML) to B-Standard (R-7) for 12.40 acres located at 1S 4W Section 1.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 12, 2015**First Evidentiary Hearing:** May 04, 2015**Final Hearing Date:** June 08, 2015**Local Contact:** Daniel Riordan**Phone:** 503-992-3226**Regional Representative:** Anne Debbaut

**Grants Pass****Local File #:** 15-40200001**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (R-1-8) to General Commercial 4.72 acres located 220 and 224 NE Hillcrest Drive; 36-05-08-BA TL 1800 & 1900.

**Locally Identified Affected Agencies:**

Department of Transportation, Josephine County

**Proposal Received:** March 10, 2015

**First Evidentiary Hearing:** April 22, 2015

**Final Hearing Date:** May 20, 2015

**Local Contact:** Justin Gindlesperger

**Phone:** 541-450-6068

**Regional Representative:** Josh LeBombard

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**Happy Valley****Local File #:** CPA-03-15/LDC-04-15/**DLCD File #:** 004-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Mixed Use Residential-Multifamily Medium Density (MUR-M2) to Mixed Use Residential-Multifamily Low Density (MURM1) for 10.50 acres and from Employment Center (EC) to Mixed Use Residential-Multifamily Low Density (MURM1) for 4.00 acres located at 23E06BA: TL 1000,1190,1200,1290 and 23E06B00100 .

**Locally Identified Affected Agencies:**

Metropolitan Service District, Clackamas County

**Proposal Received:** March 10, 2015

**First Evidentiary Hearing:** April 14, 2015

**Final Hearing Date:** May 05, 2015

**Local Contact:** Justin Popilek

**Phone:** 503-783-3810

**Regional Representative:** Gordon Howard

**La Pine****Local File #:** ZC 2015-04**DLCD File #:** 001-15**Proposal Summary:**

Amend the Zoning Ordinance Section 10 Permitted Uses to allow Medical Marijuana Dispensaries in the Traditional Commercial and Mixed-Use Commercial zones; Section 12 Special Uses to establish standards for Medical Marijuana Dispensaries.

**Locally Identified Affected Agencies:**

Oregon Health Authority

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 15, 2015

**Final Hearing Date:** April 22, 2015

**Local Contact:** Bill Adams

**Phone:** 541-536-1432

**Regional Representative:** Scott Edelman

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**Lincoln County****Local File #:** 01-TA-15**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Chapter 1 Land Use Planning Section 1.1364 Planned Industrial Zone (I-P) setback requirements for properties zoned Planned Industrial (I-P) and located within urban growth boundaries (UGB) of incorporated cities within the County.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 13, 2015

**Final Hearing Date:**

**Local Contact:** Onno Husing

**Phone:** 541-265-4192

**Regional Representative:** Patrick Wingard

**Lowell****Local File #:** ORD 288**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code in Sections 9.421 C-1 & Section 9.422 C-2 Zone Districts to define and allow medical marijuana dispensaries and/or store as a type of business that must be approved through the Conditional Use Permit process.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 10, 2015**First Evidentiary Hearing:** April 21, 2015**Final Hearing Date:** April 21, 2015**Local Contact:** William Lee**Phone:** 541-937-2157**Regional Representative:** Ed Moore

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**Ontario****Local File #:** 2015-03-06**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code to establish the standards and locations of medical marijuana dispensaries. This proposal includes definitions, locational criteria, and reasonable regulations for individuals with the appropriate state license.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 09, 2015**First Evidentiary Hearing:** April 13, 2015**Final Hearing Date:** May 18, 2015**Local Contact:** Marcy Siriwardene**Phone:** 541-881-3224**Regional Representative:** Grant Young

**Pendleton**

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

**DLCD File #:** 005-15

**Proposal Summary:**

Amend the Zoning Map from Exclusive Farm Use (EFU) to Light Industrial (M-1) for 6.51 acres located at 2N 32E 5 TL 400.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 12, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** May 19, 2015

**Local Contact:** Evan MacKenzie

**Phone:** 541-966-0261

**Regional Representative:** Grant Young

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**Pendleton**

**Local File #:** AMD 15-03

**DLCD File #:** 004-15

**Proposal Summary:**

Amend the Comprehensive Plan Goal 11 Public Facilities element to adopt a Water System Master Plan.

**Locally Identified Affected Agencies:**

Umatilla County, Confederated Tribe of the Umatilla Indians Reservation

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** May 19, 2015

**Local Contact:** Evan MacKenzie

**Phone:** 541-966-0261

**Regional Representative:** Grant Young

**Pendleton**

**Local File #:** AMD 15-04

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Comprehensive Plan Goal 11 Public Facilities element to adopt a Sewer Master Plan.

**Locally Identified Affected Agencies:**

Umatilla County, Confederated Tribes of the Umatilla Indian Reservation

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** May 19, 2015

**Local Contact:** Evan MacKenzie

**Phone:** 541-966-0261

**Regional Representative:** Grant Young

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**Pendleton**

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

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Comprehensive Plan Goal 11 Public Facilities element to adopt a Stormwater Master Plan.

**Locally Identified Affected Agencies:**

Umatilla County, Confederated Tribe of the Umatilla Indian Reservation

**Proposal Received:** March 06, 2015

**First Evidentiary Hearing:** April 16, 2015

**Final Hearing Date:** May 19, 2015

**Local Contact:** Evan MacKenzie

**Phone:** 541-966-0261

**Regional Representative:** Grant Young

**Salem**

**Local File #:** CA 15-01

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Revised Code Chapter 900 Sign Code to allow for the construction of historic signs and to clarify rules for downtown sidewalk signs.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 11, 2015

**First Evidentiary Hearing:** April 27, 2015

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

**Local Contact:** Amy Dixon

**Phone:** 503-540-2304

**Regional Representative:** Angela Lazarean

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**Sherwood**

**Local File #:** PA 15-2

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Development Code Section 16.10 Definition to add medical marijuana dispensary and Chapter 16.38 Special Uses to add Section 16.38.020 Medical Marijuana Dispensaries to establish the regulating standards for the dispensaries.

**Locally Identified Affected Agencies:**

Oregon Health Authority

**Proposal Received:** March 11, 2015

**First Evidentiary Hearing:** April 14, 2015

**Final Hearing Date:** May 05, 2015

**Local Contact:** Michelle Miller

**Phone:** 503-625-4242

**Regional Representative:** Anne Debbaut

**Sisters****Local File #:** CP 15-01**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan and Transportation System Plan (TSP) to eliminates text which references support for back in diagonal parking.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 11, 2015**First Evidentiary Hearing:** April 16, 2015**Final Hearing Date:** April 23, 2015**Local Contact:** Patrick Davenport**Phone:** 541-323-5219**Regional Representative:** Scott Edelman

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**Sisters****Local File #:** TA 14-06**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code as follows: Chapter 3.4 Signs to make the chapter more flexible, Chapter 4.5 Master Planned Development so that dwelling units do not need to front a street, Chapter 2.14 North Sisters Business Park to allow Distilleries as a permitted use and Chapter 5.1 Variances to remove the reference to signs.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 11, 2015**First Evidentiary Hearing:** April 16, 2015**Final Hearing Date:** May 14, 2015**Local Contact:** Patrick Davenport**Phone:** 541-323-5219**Regional Representative:** Scott Edelman

**St. Helens****Local File #:** ZA.1.15**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code in the following sections: 17.16, 17.24, 17.32, 17.84, 17.100, and 17.108 to address establishments where marijuana can be obtained, lot coverage of residential lots, and review authority for variance applications.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 10, 2015**First Evidentiary Hearing:** April 14, 2015**Final Hearing Date:** May 20, 2015**Local Contact:** Jacob Graichen**Phone:** 503-366-8204**Regional Representative:** Anne Debbaut

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**Union County****Local File #:****DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code to bring four resource zones (A-1 Exclusive Farm Use, A-2 Agricultural-Grazing, A-3 Agricultural Forest Use and A-4 Timber-Grazing zones) into compliance with current Oregon Administrative Rules (OAR) and Oregon Revised Statue (ORS),

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 09, 2015**First Evidentiary Hearing:** April 13, 2015**Final Hearing Date:** May 20, 2015**Local Contact:** Hanley Jenkins**Phone:** 541-963-1014**Regional Representative:** Grant Young

**Vale****Local File #:** 15.03**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Section 8.4.4 General Commercial and Section 8.15C.4 Urban Growth Area Commercial to allow medical marijuana dispensaries as a conditional use and to establish the regulating standards for the dispensaries.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 06, 2015**First Evidentiary Hearing:** April 13, 2015**Final Hearing Date:****Local Contact:** Lynn Findley**Phone:** 541-473-3133**Regional Representative:** Grant Young

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**Wilsonville****Local File #:** DB15-0001**DLCD File #:** 001-15**Proposal Summary:**

Amend the Zoning Map from Public Facilities (PF) to Village (V) for 2.90 acres located at S1W15AC03100.

**Locally Identified Affected Agencies:**

Department of Transportation, Metropolitan Service District

**Proposal Received:** March 09, 2015**First Evidentiary Hearing:** April 13, 2015**Final Hearing Date:** May 04, 2015**Local Contact:** Daniel Pauly**Phone:** 503-682-4960**Regional Representative:** Jennifer Donnelly