



# Oregon

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Department of Land Conservation and Development

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March 23, 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 03/13/2015 and 03/19/2015. 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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## Albany

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

**DLCDC File #:** 002-15

### **Proposal Summary:**

Amend the Zoning Map from Office Professional (OP) to Residential Medium Density (RM) for 0.11 acres located at 11S 03W 08CA TL02200.

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

None

**Proposal Received:** March 18, 2015

**First Evidentiary Hearing:** April 20, 2015

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

**Local Contact:** Melissa Anderson

**Phone:** 541-704-2319

**Regional Representative:** Ed Moore

**Boardman**

**Local File #:** 1-2015

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Development Code Chapter 1.2 Definitions, Chapter 2.2 Commercial District and Chapter 4.4 Conditional Use Permits to define and establish regulations for medical marijuana.

**Locally Identified Affected Agencies:**

Department of Transportation, Morrow County

**Proposal Received:** March 17, 2015

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

**Final Hearing Date:** April 28, 2015

**Local Contact:** Barry Beyeler

**Phone:** 541-481-9252

**Regional Representative:** Grant Young

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**Curry County**

**Local File #:** CP/Z-1502

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Comprehensive Plan Map from Residential to Commercial; and the Zoning Map from Residential-Two (R-2) to Light Commercial (C-1) for 10.20 acres located at 43150 Highway 101, Port Orford. 31-15-29A TL00200

**Locally Identified Affected Agencies:**

Department of Transportation, City of Port Orford

**Proposal Received:** March 16, 2015

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

**Final Hearing Date:** April 21, 2015

**Local Contact:** David Pratt

**Phone:** 541-247-3228

**Regional Representative:** Jon Jinings

**Harrisburg****Local File #:** LU 340**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code to establish the regulations for recreational and medical marijuana land uses. This proposal was submitted without text.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 17, 2015**First Evidentiary Hearing:** May 19, 2015**Final Hearing Date:** June 10, 2015**Local Contact:** Brian Latta**Phone:** 541-995-6655**Regional Representative:** Ed Moore

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**Hillsboro****Local File #:** HCP-001-15**DLCD File #:** 006-15**Proposal Summary:**

Amend the Comprehensive Plan Map from Residential Low Density (RL) to Residential Low Density (RM) for 0.69 acres located at 24720 SE Witch Hazel Rd. 1S209AD04100

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington County

**Proposal Received:** March 18, 2015**First Evidentiary Hearing:** April 22, 2015**Final Hearing Date:****Local Contact:** John Boren**Phone:** 503-681-5292**Regional Representative:** Anne Debbaut

**Lake Oswego****Local File #:** LU 15-0010**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Section 50.10.003 Definitions to define "duplex" and add "Development, Multi-Dwelling"; Section 50.003.002-1 Residential Districts Use Table to add multi-dwelling development use category, and to correct errors; Section 50.06.001.7 to apply clear & objective standards to multi-dwelling development; and Section 50.06.005 to reduce the 20% open space set aside for small multi-family & multi-dwelling developments.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 13, 2015**First Evidentiary Hearing:** April 27, 2015**Final Hearing Date:** June 16, 2015**Local Contact:** Sarah Selden**Phone:** 503-697-6524**Regional Representative:** Jennifer Donnelly

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**Lake Oswego****Local File #:** LU 15-0017**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code in Section 50.01.006.5 Non-Conforming Lots and Section 50.04 General Exception to Lot Area and Dimension Requirements to consider updating the definitions of "Lot" in order to specify whether development may occur on substandard lots and to create new development standards for substandard lots.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 13, 2015**First Evidentiary Hearing:** April 27, 2015**Final Hearing Date:** July 07, 2015**Local Contact:** Debra Andreades**Phone:** 503-635-0292**Regional Representative:** Jennifer Donnelly

**Newport****Local File #:** 2-Z-15**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code Section 14.14.100 Special Area Parking Requirements to eliminate the option of payment-in-lieu for off street parking for the areas of Nye Beach, Bay Front and City Center and to clarify the geographic boundary of the areas of which these changes apply and provides for parking districts to be created that can establish alternative parking standards.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 17, 2015**First Evidentiary Hearing:** April 27, 2015**Final Hearing Date:** May 18, 2015**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

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**North Plains****Local File #:** 15-002**DLCD File #:** 002-15**Proposal Summary:**

Amend the Zoning Map from Commercial (C-2) to High Density Residential (R2.5) for 4.00 acres located at 1N31DD2300.

**Locally Identified Affected Agencies:**

Washington County

**Proposal Received:** March 13, 2015**First Evidentiary Hearing:** May 13, 2015**Final Hearing Date:** May 13, 2015**Local Contact:** Martha DeBry**Phone:** 503-647-5555**Regional Representative:** Anne Debbaut

**Polk County****Local File #:** CU 15-02 & PA 15-01**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan for a conditional use to construct a multipurpose building within the Exclusive Farm Use zone near an existing K-12 school. This proposal requires an Exception to Statewide Planning Goal 3 to allow the structure design capacity of greater than 100 people located at 17475 Bridgeport Road, Dallas, OR 97338; (T8S, R6W, Section 26, Tax Lots 501, 600, 700, and 801). This proposal was submitted without text.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 19, 2015**First Evidentiary Hearing:** April 28, 2015**Final Hearing Date:** April 28, 2015**Local Contact:** Sam Thomas**Phone:** 503-623-9237**Regional Representative:** Jon Jinings

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**Umatilla County****Local File #:** T-15-061**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code Section 152.059 Land Use Decisions and Section 152.617(5) Firearms Training Facility to update the standards in order to be consistent with current Oregon Administrative Rules (OARs).

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** March 17, 2015**First Evidentiary Hearing:** April 23, 2015**Final Hearing Date:** April 28, 2015**Local Contact:** Tamra Mabbott**Phone:** 541-278-6246**Regional Representative:** Jon Jinings

**Umatilla County**

**Local File #:** T-15-062

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Development Code Section 152.0003 Definitions and Section 152.616 Conditional Use to define and establish standards for medical marijuana dispensaries, processing and growing operations.

**Locally Identified Affected Agencies:**

Oregon Health Authority

**Proposal Received:** March 17, 2015

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

**Final Hearing Date:** April 28, 2015

**Local Contact:** Tamra Mabbott

**Phone:** 541-278-6246

**Regional Representative:** Jon Jinings

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**Veneta**

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

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Comprehensive Plan and Development Code to update the Policies and language to support the 2015 Economic Opportunities Analysis (EOA).

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 13, 2015

**First Evidentiary Hearing:** May 05, 2015

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

**Local Contact:** Kay Bork

**Phone:** 541-935-2191

**Regional Representative:** Ed Moore