



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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April 07, 2016



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 03/18/2016 and 03/24/2016. Information on 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 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.

Banks

Local File #: CPA 16-01/ZC 16-01

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Industrial (I) to Residential (R-5) for 8.25 acres located at 2N331CD TL 11400.

Locally Identified Affected Agencies:

Department of Transportation, Washington County

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 26, 2016

Final Hearing Date: June 14, 2016

Local Contact: Jolynn Becker

Phone: 503-324-5112

Regional Representative: Anne Debbaut

Bend

Local File #: 16-0229

DLCD File #: 003-16

Proposal Summary:

Amend the Development Code Chapters 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 3.6 to add a definition for small hydroelectric facilities; add the use to the zoning district use tables as a permitted use, and to add special standards for small hydroelectric facilities.

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 25, 2016

Final Hearing Date: May 18, 2016

Local Contact: Pauline Hardie

Phone: 541-693-2153

Regional Representative: Scott Edelman

Bend

Local File #: 16-0230

DLCD File #: 004-16

Proposal Summary:

Amend the Development Code Chapters 1.2, 2.2, 2.3 and 3.6 to revise the definitions, land use tables and regulations for marijuana businesses.

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 25, 2016

Final Hearing Date: June 15, 2016

Local Contact: Pauline Hardie

Phone: 541-693-2153

Regional Representative: Scott Edelman

Burns

Local File #: 16-1

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code Section 3.08 General Commercial Zone, Section 3.09 Light Industrial Zone, Section 3.10 Heavy Industrial Zone, and Section 3.17 Livestock Activities by adding and deleting text to the zoning ordinance definitions.

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 28, 2016

Final Hearing Date: May 11, 2016

Local Contact: Mindy Clemens

Phone: 541-573-5255

Regional Representative: Grant Young

Clatsop County

Local File #: 20160077

DLCD File #: 002-16

Proposal Summary:

Amend the Zoning Map from Rural Community Residential to Rural Community Multi-Family Residential for 10.00 acres located at 92257 Lewis & Clark Rd, Astoria.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: March 18, 2016

First Evidentiary Hearing: May 10, 2016

Final Hearing Date: May 10, 2016

Local Contact: Jennifer Bunch

Phone: 503-325-8611

Regional Representative: Patrick Wingard

Estacada**Local File #:** Ord 2016-003**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code in the following areas: Chapters: 17.08 (Definitions), 16.12 (Zone Descriptions), 16.16 (Low Density zoning district), 16.26 (Downtown zoning district), 16.28 (General Commercial zoning district), 16.32 (Residential Commercial zoning district), and 16.76 (Parking) to include regulations for short-term rentals. This ordinance will also create Chapter 16.62 (Short-Term Rentals) and repeal Section 16.60.060 (Bed and Breakfast Inns).

Locally Identified Affected Agencies:

Clackamas County

Proposal Received: March 21, 2016**First Evidentiary Hearing:** April 28, 2016**Final Hearing Date:** May 23, 2016**Local Contact:** Terra Wilcoxson**Phone:** 503-630-8270**Regional Representative:** Jennifer Donnelly

Hillsboro**Local File #:** PUD-002-16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Zoning Map from Multi-Family Residential (MFR-1), Multi-Family Residential (MFR-2), and Mixed Use Commercial (MU-C) from 5.00 acres located at 1S210CB01200.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: March 23, 2016**First Evidentiary Hearing:** April 27, 2016**Final Hearing Date:****Local Contact:** John Boren**Phone:** 503-681-5292**Regional Representative:** Anne Debbaut

Hillsboro**Local File #:** ZC-002-16**DLCD File #:** 004-16**Proposal Summary:**

Annex 1.96 acres into the city. Amend the Zoning Map from Future Development (FD-20) to Multi-Family Residential and Single Family Residential (SFR-7) for 1.96 acres located at 1S210CD00900.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: March 24, 2016

First Evidentiary Hearing: May 03, 2016

Final Hearing Date:

Local Contact: Ruth Klein

Phone: 503-681-6465

Regional Representative: Anne Debbaut

Klamath County**Local File #:** CLUP 2-16**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code in the following areas: Article 52.4 General Commercial (CG), Article 52.6 Recreational Commercial (CR), Article 52.91 Rural Community Commercial (RUC-C), Article 52.91 Rural Community Resort Commercial (RCR-C), Article 53.2 Light Industrial (IL), Article 53.4 Heavy Industrial (IH), Article 53.9 Rural Commercial Industrial (RUC-I), Article 54 Exclusive Farm Use (EFU), Article 55 Forestry, and Special Use Standards to add regulations for recreational marijuana production, processing and wholesaling; and to create Article 89 Marijuana Regulations to establish standards for the regulation of recreational marijuana production, processing, wholesaling and retailing, and medical marijuana retailing.

Locally Identified Affected Agencies:

Liquor Control Commission, Oregon Health Authority

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 26, 2016

Final Hearing Date: April 26, 2016

Local Contact: Mark Gallagher

Phone: 541-851-3668

Regional Representative: Scott Edelman

La Pine**Local File #:** 2016-12IF**DLCD File #:** 004-16**Proposal Summary:**

Amend the Development Code Section 8 Definitions, Section 10 Permitted Uses to insert definition of Indoor Agriculture and allow Indoor Agriculture in the Industrial zone as a conditional use.

Locally Identified Affected Agencies:

None

Proposal Received: March 23, 2016**First Evidentiary Hearing:** April 26, 2016**Final Hearing Date:** May 18, 2016**Local Contact:** Tammy Wisco**Phone:** 210-896-3432**Regional Representative:** Scott Edelman

Monmouth**Local File #:** LA 16-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code as follows: Section Definitions to add Urban Garden; Section 17.30.100 Accessory Uses within a Planned Unit Development (PUD) to add the standards for Urban garden, including collective poultry maintenance; Section 6.05.045 Poultry to add subsection (4) Within a Planned Unit Development (PUD) in the Low Density Residential (RS), Medium Density Residential (RM). and Mixed Density Residential (MX) zones, poultry may be maintained collectively standards.

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016**First Evidentiary Hearing:** April 20, 2016**Final Hearing Date:** June 07, 2016**Local Contact:** Mark Fancey**Phone:** 503-751-0147**Regional Representative:** Angela Lazarean

Morrow County**Local File #:** AZ-095-16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code to update various portions relating to dimensional adjustments, variances, temporary and special uses, and non-conforming uses to consolidate many of these uses into one location, Article 7 to reduce duplication, and to provide more consistency across different zoning districts throughout the county.

Locally Identified Affected Agencies:

None

Proposal Received: March 22, 2016**First Evidentiary Hearing:** April 26, 2016**Final Hearing Date:** May 25, 2016**Local Contact:** Carla McLane**Phone:** 541-922-4624**Regional Representative:** Grant Young

Newport**Local File #:** 1-AX-14/2-Z-14**DLCD File #:** 002-16**Proposal Summary:**

Annex 320.00 acres into the city. Amend the Zoning Map from Timber Conservation(T-C) to Public (P-1) for 320.00 acres located at 10-11-33 TL 201, 600, 900, 10-11-34 TL 100.

Locally Identified Affected Agencies:

Lincoln County

Proposal Received: March 22, 2016**First Evidentiary Hearing:** March 28, 2016**Final Hearing Date:** May 02, 2016**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

Rogue River

Local File #: OA 2016-01

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code Chapter 17.30.040 "Conditional Uses" in the Commercial District (C-1) and Chapter 17.50.030 "Conditional Uses" in the Industrial District (M-1) to include marijuana-related businesses.

Locally Identified Affected Agencies:

None

Proposal Received: March 18, 2016

First Evidentiary Hearing: April 28, 2016

Final Hearing Date:

Local Contact: Molly Bradley

Phone: 541-582-4401

Regional Representative: Josh LeBombard

Sandy

Local File #: 16-011 CPA/ZC

DLCD File #: 001-16

Proposal Summary:

Amend the Comprehensive Plan Map from Commercial to High Density Residential; and the Zoning Map from Central Business District (C-1) to High Density Residential (R-3) for 0.39 acres located at 24E13DB 2100 and 2200.

Locally Identified Affected Agencies:

None

Proposal Received: March 23, 2016

First Evidentiary Hearing: April 25, 2016

Final Hearing Date: May 16, 2016

Local Contact: Tracy Brown

Phone: 503-668-4886

Regional Representative: Jennifer Donnelly

Scappoose**Local File #:** DCTA 1-16/ZC 1-16**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code as follows: Chapter 17.74-Airport Employment Overlay Zones to reflect the changes to the zoning map in Figure 17.74.1, and to correct discrepancies in the development code, which will facilitate a more understandable and easier to apply section of standards by which to review proposals. Amend Chapter 17.162 -Procedures for Decision Making-Quasi-Judicial, to give authority to the Planning Commission to approve a Conceptual Master Plan. Amend the Zoning Map to apply the Airport Employment Overlays to 136.00 acres located between West Lane Road, N Honeyman Road, Moore Road, and Crown Zellerbach Road.

Locally Identified Affected Agencies:

None

Proposal Received: March 22, 2016**First Evidentiary Hearing:** April 28, 2016**Final Hearing Date:** June 06, 2016**Local Contact:** Laurie Oliver**Phone:** 503-543-7184**Regional Representative:** Anne Debbaut

Waldport**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Chapter 16-28 Retail Commercial (C-1) to allow manufacturing, fabrication or assembling of retail goods sold on the site as long as the manufacturing, fabricating, assembling, and storage does not exceed 50% of the floor area of the building and provided it occurs within an enclosed building.

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016**First Evidentiary Hearing:** April 25, 2016**Final Hearing Date:** June 09, 2016**Local Contact:** Larry Lewis**Phone:** 541-264-7417**Regional Representative:** Dave Perry

Waldport

Local File #: 1-ZC-PC-16

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan Map from Open & Public to General Commercial; and the Zoning Map from Residential (R-1) to General Commercial (C-2) for 1.00 acres located at 425 NE Lint Slough Road - 13-11-19AD TL 801

Locally Identified Affected Agencies:

None

Proposal Received: March 21, 2016

First Evidentiary Hearing: April 25, 2016

Final Hearing Date: June 09, 2016

Local Contact: Larry Lewis

Phone: 541-264-7417

Regional Representative: Dave Perry