



Oregon

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Department of Land Conservation and Development

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April 06, 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 03/20/2015 and 03/26/2015. 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.

Bandon

Local File #: 15-005

DLCDC File #: 001-15

Proposal Summary:

Amend the Development Code Title 16 to define Medical Marijuana Facility; Title 17 to add standards for allowing medical marijuana facilities within the General Commercial (C-2) and Light Industrial (LI) zones; and prohibiting certain locations within 1000' from school facilities.

Locally Identified Affected Agencies:

None

Proposal Received: March 26, 2015

First Evidentiary Hearing: April 30, 2015

Final Hearing Date: May 04, 2015

Local Contact: Michelle Hampton

Phone: 541-347-2437

Regional Representative: Dave Perry

Eugene**Local File #:** Z 15-3**DLCD File #:** 001-15**Proposal Summary:**

Amend the Zoning Map from Agriculture (AG) to Residential (R-1) for an unspecified amount of acres located at 17-04-02-31/01500. Amend the Development Code to update the standards for the zone change and for the tentative subdivision of 136 lots and a traffic impact analysis.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: March 24, 2015**First Evidentiary Hearing:** April 29, 2015**Final Hearing Date:****Local Contact:** Jacob Callister**Phone:** 541-682-5317**Regional Representative:** Ed Moore

Grants Pass**Local File #:** 15-40200002**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps to correct minor map errors for 1.34 acres located at 1550 Carnahan Dr., 1935 Rogue River Hwy., 2064 Upper River Rd., 2028 SW 'G' St. Tax Lot Numbers: 36-5-21-CC-4600, 36-5-21-CD-1900, 36-6-13-AC-1800, 36-6-13-AD-2400

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: March 20, 2015**First Evidentiary Hearing:** May 13, 2015**Final Hearing Date:** June 03, 2015**Local Contact:** Tom Schauer**Phone:** 541-450-6072**Regional Representative:** Josh LeBombard

Grants Pass**Local File #:** 15-405-00001**DLCD File #:** 002-15**Proposal Summary:**

Amend the Comprehensive Plan Element 10 Public Facilities to incorporate updates for the water treatment plant facilities plan and the water restoration plant facilities plan.

Locally Identified Affected Agencies:

Josephine County

Proposal Received: March 20, 2015**First Evidentiary Hearing:** May 13, 2015**Final Hearing Date:** June 03, 2015**Local Contact:** Tom Schauer**Phone:** 541-450-6072**Regional Representative:** Josh LeBombard

Keizer**Local File #:** 2015-06**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code to eliminate Section 2.316 (Infill Development Standards) and include relevant sections in Section 2.102 (Residential Single Family); 2.103 (Limited Density Residential); 2.104 (Medium Density Residential); Section 2.107 (Mixed Use); 2.118 (Urban Transition); 2.302 (Street Standards); 2.314 (Standards for Single Family Dwellings); and 2.403 (Shared Housing Facilities).

Locally Identified Affected Agencies:

None

Proposal Received: March 23, 2015**First Evidentiary Hearing:** May 13, 2015**Final Hearing Date:** June 15, 2015**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

La Grande

Local File #: 3-ZON-14

DLCD File #: 001-15

Proposal Summary:

Amend the Development Code to adopt the Correction Program for marijuana standards and adding a six month extension of the moratorium.

Locally Identified Affected Agencies:

None

Proposal Received: March 24, 2015

First Evidentiary Hearing: April 06, 2015

Final Hearing Date: May 06, 2015

Local Contact: Michael Boquist

Phone: 541-962-1307

Regional Representative: Grant Young

Medford

Local File #: 13-076

DLCD File #: 003-15

Proposal Summary:

Amend the Comprehensive Plan Transportation Element and Transportation System Plan (TSP) to incorporate the Jackson County Airport's Master Plan Update.

Locally Identified Affected Agencies:

Department of Transportation, Oregon Department of Aviation, Federal Aviation Administration, Jackson County, Rogue Valley International Airport

Proposal Received: March 20, 2015

First Evidentiary Hearing: April 23, 2015

Final Hearing Date: June 04, 2015

Local Contact: Carla Angeli Paladino

Phone: 541-774-2395

Regional Representative: Josh LeBombard

Medford**Local File #:** 13-077**DLCD File #:** 004-15**Proposal Summary:**

Amend the Comprehensive Plan Environmental Element to incorporate the Jackson County Airport's Master Plan Update.

Locally Identified Affected Agencies:

Department of Transportation, Oregon Department of Aviation, Federal Aviation Administration, Jackson County, Rogue Valley International Airport

Proposal Received: March 20, 2015**First Evidentiary Hearing:** April 23, 2015**Final Hearing Date:** June 04, 2015**Local Contact:** Carla Angeli Paladino**Phone:** 541-774-2395**Regional Representative:** Josh LeBombard

Medford**Local File #:** CP-13-078**DLCD File #:** 005-15**Proposal Summary:**

Amend the Comprehensive Plan Map from General Industrial, Commercial, and Urban Residential to Airport for an unspecified amount of acres and locations.

Locally Identified Affected Agencies:

Federal Aviation Administration

Proposal Received: March 20, 2015**First Evidentiary Hearing:** April 23, 2015**Final Hearing Date:** June 04, 2015**Local Contact:** Carla Angeli Paladino**Phone:** 541-774-2395**Regional Representative:** Josh LeBombard

Medford**Local File #:** ZC-13-079 & DCA-13-0**DLCD File #:** 006-15**Proposal Summary:**

Amend the Development Code Chapter 10 to reflect the Airport Master Plan update; create a new Section 10.414 Airport Area of Concern (A-C) Administrative Mapping Category. Amend the Zoning map to update the airport-related zoning overlays.

Locally Identified Affected Agencies:

Oregon Department of Aviation, Federal Aviation Administration

Proposal Received: March 26, 2015**First Evidentiary Hearing:** April 23, 2015**Final Hearing Date:** June 04, 2015**Local Contact:** Praline McCormack**Phone:** 541-774-2380**Regional Representative:** Josh LeBombard

Milwaukie**Local File #:** CPA-2015-001/ZA-2015**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan Chapter 4 Land Use to update the description of Town Center land use designation; implement zones to reflect proposed zoning map amendments; to adopt the Central Milwaukie Land Use and Transportation as a new ancillary document that establishes a vision, land use concepts, and transportation concepts and to be implemented by zoning ordinance amendments. Amend the Zoning Ordinance as follows: Section 19.313 General Mixed-Use Zone: Combine 2 existing zones and Mixed-Use Overlay into one General Mixed-Use Zone; revise use and development standards, Section 19.404 Flex Space Overlay – new section that creates an overlay in a specific area that provides targeted opportunities for employment uses; includes use, development, and design standards, and Section 19.505.6 Commercial and Mixed-Use Development – New section that provides design standards and procedures for commercial and mixed-use development. Amend the Zoning Map from Commercial General and Residential Office Commercial to General Mixed Use for 17.40 acres located in Central Milwaukie (no specific locations information).

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: March 24, 2015**First Evidentiary Hearing:** April 21, 2015**Final Hearing Date:** July 21, 2015**Local Contact:** Vera Kalias**Phone:** 503-786-7653**Regional Representative:** Jennifer Donnelly

Morrow County**Local File #:** AC-089-15, AC(M)-090**DLCD File #:** 002-15**Proposal Summary:**

Amend the Comprehensive Plan Urbanization Element to revise and update the land use policy for land within the Town of Lexington urban growth boundary. Amend the Comprehensive Plan Map from Residential to Industrial and the Zoning Map from Farm Residential (FR) to Rural Light Industrial (RLI) for 20.00 acres located at 01S 25 27 TL 4900 and 400.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of Transportation, Oregon Department of Aviation, Town of Lexington

Proposal Received: March 24, 2015**First Evidentiary Hearing:** April 28, 2015**Final Hearing Date:** May 27, 2015**Local Contact:** Carla McLane**Phone:** 541-922-4624**Regional Representative:** Grant Young

Portland**Local File #:** Mult. Co Health Dept**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code to increase the maximum building height limits from 75 feet to 150 feet in order to accommodate the anticipated 120,000 to 150,000 square feet of office space for the headquarters building for the property located at 1N1E34BD, 80000, 2400, 2401, 2404, 2405.

Locally Identified Affected Agencies:

Multnomah County

Proposal Received: March 23, 2015**First Evidentiary Hearing:** April 28, 2015**Final Hearing Date:** June 19, 2015**Local Contact:** Nicholas Starin**Phone:** 503-823-5837**Regional Representative:** Anne Debbaut

Portland**Local File #:** RICAP 7**DLCD File #:** 002-15**Proposal Summary:**

Amend the Regulatory Improvement Code Amendment Package 7 (RICAP 7) to address 41 issues in order to add clarity and consistencies as follows: refinements to design review exemptions and review processes for changes to approved designs, neighborhood contact requirements, shed roof height measurement method, and changing from "floor area" to "net building area" to better account for size of uses.

Locally Identified Affected Agencies:

None

Proposal Received: March 23, 2015**First Evidentiary Hearing:** April 27, 2015**Final Hearing Date:** June 09, 2015**Local Contact:** Morgan Tracy**Phone:** 503-823-6879**Regional Representative:** Anne Debbaut

Redmond**Local File #:** 711-15-29**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code in the following areas: Section 8.0141 Architectural Design Standards for Single Family Dwellings and Duplexes; Chapter 8 Development Regulations to add and delete text for development standards and adding Commercial Use standards to Industrial Use zones.

Locally Identified Affected Agencies:

None

Proposal Received: March 25, 2015**First Evidentiary Hearing:** April 28, 2015**Final Hearing Date:** May 25, 2015**Local Contact:** Deborah McMahon**Phone:** 541-923-7724**Regional Representative:** Scott Edelman

Umatilla**Local File #:** ZC-1-2015**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code to add two new zones "McNary Center Mixed Use" and "Highway Commercial" zones; changes to existing zoning regulations primarily by clarifying the purpose and intent, more specifically listing the types of uses permitted using NAICS, making property development standards for clarity. Amend the Zoning Map to change the zoning from the current commercial zone to a different commercial zone for an unspecified amount of acres at unspecified locations.

Locally Identified Affected Agencies:

Department of Transportation, Umatilla County

Proposal Received: March 23, 2015**First Evidentiary Hearing:** April 28, 2015**Final Hearing Date:** May 05, 2015**Local Contact:** William Searles**Phone:** 503-922-3226**Regional Representative:** Grant Young

Winston**Local File #:****DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Section 1.020 Definitions, Section 1.140.1 Uses Permitted Outright to define and establish medical marijuana facilities (MMF) standards; and to allow medical marijuana facilities as a permitted use in the General Commercial (C-G) zone.

Locally Identified Affected Agencies:

Department of Transportation, Douglas County

Proposal Received: March 20, 2015**First Evidentiary Hearing:** April 15, 2015**Final Hearing Date:** April 27, 2015**Local Contact:** David Van Dermark**Phone:** 541-679-6739**Regional Representative:** Josh LeBombard