



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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April 12, 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 04/01/2016 and 04/07/2016. 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.

Corvallis

Local File #: ANN16-00001 / ZDC16-

DLCD File #: 003-16

Proposal Summary:

Annex 2.23 acres into the city. Amend the Zoning Map from County Urban Industrial to City Mixed Use Employment for 2.23 acres located at T11S, R5W, Section 25 BB (TL 1700, 1800, 1900, 2000 and 2100).

Locally Identified Affected Agencies:

Benton County

Proposal Received: April 07, 2016

First Evidentiary Hearing: June 01, 2016

Final Hearing Date:

Local Contact: Jason Yaich

Phone: 541-766-6577

Regional Representative: Ed Moore

Dundee**Local File #:** LURA 16-06**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to add a new Section 17.202.070 Site and Building Design Standards in Industrial Zones; and to amend sections 17.202.050 Fence Standards, 17.302.050 Minimum Landscape Area, and 17.302.060 Screening and Buffering to update the standards for fences, landscaping, and parking.

Locally Identified Affected Agencies:

None

Proposal Received: April 06, 2016**First Evidentiary Hearing:** May 18, 2016**Final Hearing Date:** June 20, 2016**Local Contact:** Jessica Pelz**Phone:** 503-554-7744**Regional Representative:** Angela Lazarean

Florence**Local File #:** PC 16 06 TA 01/CC 16**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Title 10 Chapter 33 Telecommunications to allow reductions in setbacks by the Planning Commission where an engineer certifies that the fall height is less than the height of the structure; the topography, design, landscape, and/or construction practices minimizes potential adverse impacts; or setback from residences no less than the height of the facility.

Locally Identified Affected Agencies:

Oregon Department of Aviation, Federal Aviation Administration, Lane County

Proposal Received: April 04, 2016**First Evidentiary Hearing:** May 10, 2016**Final Hearing Date:** June 06, 2016**Local Contact:** Glen Southerland**Phone:** 541-997-8237**Regional Representative:** Dave Perry

Grants Pass**Local File #:** 405-00100-16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Comprehensive Plan Element 10 to adopt and include the Water Master Distribution Plan.

Locally Identified Affected Agencies:

Josephine County

Proposal Received: April 07, 2016**First Evidentiary Hearing:** May 25, 2016**Final Hearing Date:** June 15, 2016**Local Contact:** Lora Glover**Phone:** 541-450-6071**Regional Representative:** Josh LeBombard

Independence**Local File #:****DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan to implement Vision 20220 Plan for Valley Concrete Site. Amend the Comprehensive Plan Map from Industrial to High Density Residential for 11.00 acres, and from Industrial to Public Service for 7.00 acres; and the Zoning Map from Heavy Industrial to Mixed Use for 11.00 acres and from Heavy Industrial to Public Service for 7.00 acres for properties located along Main Street between C Street and E street. This amendment includes a total of 18.00 acres.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2016**First Evidentiary Hearing:** June 06, 2016**Final Hearing Date:** July 12, 2016**Local Contact:** Kay Bork**Phone:** 541-221-9239**Regional Representative:** Angela Lazarean

Lakeview

Local File #: 673

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code Chapter 2.3.170 Industrial Park Sub District to make the production, storage, distribution and transport of biofuels a permitted use.

Locally Identified Affected Agencies:

None

Proposal Received: April 05, 2016

First Evidentiary Hearing: May 09, 2016

Final Hearing Date: May 24, 2016

Local Contact: Janine Cannon

Phone: 541-947-4957

Regional Representative: Scott Edelman

Medford

Local File #: ZC-16-035

DLCD File #: 005-16

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR-00) to Single Family Residential (SFR-10) for 2.26 acres located 37S 2W 23DD TL 600 & 601.

Locally Identified Affected Agencies:

None

Proposal Received: April 04, 2016

First Evidentiary Hearing: May 26, 2016

Final Hearing Date: June 09, 2016

Local Contact: Dustin Severs

Phone: 541-618-2380

Regional Representative: Josh LeBombard

Newberg

Local File #: ANX-16-001

DLCD File #: 005-16

Proposal Summary:

Annex 10.37 acres into the city. Amend the Zoning Map from Agriculture/Forest Small Holding (AF-10) to Low Density Residential (R-1) for the 10.37 acres located at 24950 NE North Valley Road, 3207-00900.

Locally Identified Affected Agencies:

Yamhill County

Proposal Received: April 05, 2016

First Evidentiary Hearing: May 12, 2016

Final Hearing Date: June 20, 2016

Local Contact: Jessica Pelz

Phone: 503-554-7744

Regional Representative: Angela Lazarean

Newberg

Local File #: ANX-16-002

DLCD File #: 006-16

Proposal Summary:

Annex 1.58 acres into the city. Amend the Zoning Map from County Heavy Industrial to Light Industrial (M-2) for 1.58 acres located at 520 W. Third Street, tax lot 3219BD-1000.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2016

First Evidentiary Hearing: May 12, 2016

Final Hearing Date: June 06, 2016

Local Contact: Steve Olson

Phone: 503-537-1215

Regional Representative: Angela Lazarean

Newberg**Local File #:** ANX-16-003**DLCD File #:** 007-16**Proposal Summary:**

Amend the Zoning Map from County Very Low Density Residential (VLDR-1) to Medium Density Residential (R-2) for 3.08 acres located at 3218AB-1700, -1701, -1702.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2016**First Evidentiary Hearing:** May 12, 2016**Final Hearing Date:** June 06, 2016**Local Contact:** Steve Olson**Phone:** 503-537-1215**Regional Representative:** Gordon Howard

Portland**Local File #:** Mixed Use Zoning**DLCD File #:** 004-16**Proposal Summary:**

Periodic Review Task 5. Amend the Development Code Title 33 Chapters: 130; 266; 270; 415; 455; 460; 508; 520; 545; 575; 700; 730; 852; 855; and 910 to replace all commercial zones outside the Central City with four new Commercial/Mixed-Use Zones, which control the use, size, scale and massing of development in various urban centers and corridors and implement policies the new Comprehensive Plan. Amend the Zoning Map from Residential to Mixed Use (142.66 acres) and from Commercial to Mixed Use (2949.22 acres) for a total of 3542.00 acres located throughout the city.

Locally Identified Affected Agencies:

Metro, Multnomah County

Proposal Received: April 01, 2016**First Evidentiary Hearing:** May 10, 2016**Final Hearing Date:****Local Contact:** Barry Manning**Phone:** 503-823-7965**Regional Representative:** Anne Debbaut

Wilsonville

Local File #: DB16-0005 and DB16-0

DLCD File #: 003-16

Proposal Summary:

Amend Comprehensive Plan Map from Future Development (FD-20) to Industrial and the Zoning Map from Future Development (FD-20) to Planned Development Industrial - Regional Significant Industrial Area (PDI-RSIA) for 4.00 acres located at 3S,1W,SEC.2C.TL 600.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of State Lands, Department of Transportation, Metro

Proposal Received: April 07, 2016

First Evidentiary Hearing: May 09, 2016

Final Hearing Date: June 06, 2016

Local Contact: Daniel Pauly

Phone: 503-682-4960

Regional Representative: Jennifer Donnelly