



Oregon

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April 15, 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 04/03/2015 and 04/09/2015. 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.

Burns

Local File #: 15-1

DLCDC File #: 001-15

Proposal Summary:

Amend the Development Code in the following areas: 1) Section 1.03 Compliance and Enforcement, 1.04 Building Permit Required, 1.05 Exemption for Minor Building Activities & 1.06 Survey Required for Exterior Enlargement; Section 2.0 Interpretation - Fence & add medical marijuana dispensary; Section 3.08 General Commercial (CG) zone to add text; Section 4.1 Mobile Home Siting standards, Section 4.4 Off-Street Parking to change text & delete pg. 69 Motor Vehicle Parts Manufacturing; Section 3.13 Flood Hazard Regulations to update the standards.

Locally Identified Affected Agencies:

None

Proposal Received: April 06, 2015

First Evidentiary Hearing: April 28, 2015

Final Hearing Date: May 13, 2015

Local Contact: Irene Madarieta

Phone: 541-573-5255

Regional Representative: Grant Young

Dundee**Local File #:** LURA 15-12**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Section 17.306 Signs to clarify that the size limitation of an electronic changeable copy sign is a limit on the display, to allow freestanding signs within the right-of-way in areas otherwise used for landscaping, and to allow one additional freestanding sign on an adjacent street fronting lot to benefit the island lot or flag lot.

Locally Identified Affected Agencies:

None

Proposal Received: April 08, 2015**First Evidentiary Hearing:** June 17, 2015**Final Hearing Date:** July 21, 2015**Local Contact:** Jessica Pelz**Phone:** 503-554-7744**Regional Representative:** Angela Lazarean

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

Amend the Comprehensive Plan and Zoning Maps from Residential (R) to Commercial/Residential (C/R) for 0.97 located at 122 Commercial St. 8S 46E 17AB TL1300.

Locally Identified Affected Agencies:

Department of Transportation, Baker County

Proposal Received: April 08, 2015**First Evidentiary Hearing:** May 14, 2015**Final Hearing Date:** May 14, 2015**Local Contact:** Terrie Simons**Phone:** 541-742-4741**Regional Representative:** Grant Young

Happy Valley**Local File #:** LDC-02-15**DLCD File #:** 005-15**Proposal Summary:**

Amend the Land Development Code Title 16 16.22.040 Medium density single-family residential zones; Chapter 16.32 Steep Slopes Development Overlay Zone; Section 16.42.050 Tree cutting and preservation; and to add Section Wireless Communication Facilities.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2015**First Evidentiary Hearing:** May 12, 2015**Final Hearing Date:** June 02, 2015**Local Contact:** Michael Walter**Phone:** 503-783-3839**Regional Representative:** Jennifer Donnelly

Hillsboro**Local File #:** PUD-001-15**DLCD File #:** 008-15**Proposal Summary:**

Amend the Zoning Map from Mixed-Use Neighborhood (MU-N) to Mixed-Use Neighborhood (MU-N) with Planned Unit Development overlay, and Multi-Family Residential (MFR-1) to Multi-Family Residential (MFR-1) with Planned Unit Development overlay for 2.95 acres located at 1S210CB00700, 1S210CB00800.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: April 09, 2015**First Evidentiary Hearing:** May 13, 2015**Final Hearing Date:****Local Contact:** Ruth Klein**Phone:** 503-681-6465**Regional Representative:** Anne Debbaut

Hillsboro

Local File #: PUD-002-15

DLCD File #: 007-15

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR-6) to apply the Planned Unit Development (PUD) overlay to 4.62 acres located at 1S202CB00900, 1S202CB01000, 1S202CB01100.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: April 09, 2015

First Evidentiary Hearing: May 13, 2015

Final Hearing Date:

Local Contact: Jennifer Wells

Phone: 503-681-6214

Regional Representative: Anne Debbaut

Jefferson

Local File #: LA 2015-02

DLCD File #: 002-15

Proposal Summary:

Amend the Development Code Chapter 12 to establish land use regulations for medical marijuana facilities

Locally Identified Affected Agencies:

Oregon Health Authority

Proposal Received: April 03, 2015

First Evidentiary Hearing: May 11, 2015

Final Hearing Date: May 28, 2015

Local Contact: Jim Jacks

Phone: 503-540-1619

Regional Representative: Angela Lazarean

Lake Oswego**Local File #:** LU 15-0019**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan to adopt Healthy Ecosystems by replacing provisions under Goal 5 Open Spaces, Scenic and Natural Resources, Goal 6 Air Resources Quality, and Goal 15 Willamette River Greenway and amend the Development Code Sections 50.05.010 and 50.07.004.8 Sensitive Lands and cross-references, with new code and incentives to property owners for habitat protection and enhancement, consistent with the Comprehensive Plan. Amend the Comprehensive Plan and Zoning Maps from RP and RC to WRA and HPA/HBA for ~1127.00 acres located throughout the city.

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: April 06, 2015**First Evidentiary Hearing:** May 27, 2015**Final Hearing Date:** July 07, 2015**Local Contact:** Scot Siegel**Phone:** 503-699-7474**Regional Representative:** Jennifer Donnelly

Linn County**Local File #:** BC 15-0003**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Section 930.320(C) Urban Growth Area - Heavy Industrial (UGA-HI) to add the following new uses as Type IIA conditional uses: (13) Forest Products: a) equipment repair and storage; b) manufacturing of lumber, plywood, strandboard, paper, and shakes; c) temporary portable facility for processing of forest products for property located at T09SR02E Sec. 20D TL 1101.

Locally Identified Affected Agencies:

Department of Transportation, Oregon Department of Forestry, City of Harrisburg, City of Lebanon, City of Brownsville, City of Mill City, City of Lyons

Proposal Received: April 07, 2015**First Evidentiary Hearing:** May 12, 2015**Final Hearing Date:** May 27, 2015**Local Contact:** Alyssa Boles**Phone:** 541-967-3816**Regional Representative:** Ed Moore

Newberg

Local File #: CPA-15-001/ZMA3-15-0

DLCD File #: 002-15

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (R-1) to High Density Residential (R-3) for 5.94 acres located at 3S 2W 17BC TL 800.

Locally Identified Affected Agencies:

Newberg School District, Chehalem Park and Recreation District

Proposal Received: April 09, 2015

First Evidentiary Hearing: May 14, 2015

Final Hearing Date: July 06, 2015

Local Contact: Steve Olson

Phone: 503-537-1215

Regional Representative: Angela Lazarean

Salem

Local File #: CA 15-03

DLCD File #: 003-15

Proposal Summary:

Amend the Development Code Section 521.005 Uses and 400.070(b) 400.070 Education Services to allow Basic Education within the Commercial Office (CO) zone.

Locally Identified Affected Agencies:

None

Proposal Received: April 08, 2015

First Evidentiary Hearing: May 22, 2015

Final Hearing Date: May 22, 2015

Local Contact: Bryce Bishop

Phone: 503-540-2399

Regional Representative: Angela Lazarean

Shady Cove**Local File #:** VR 15-01**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code to define Vacation Rental; to add Section 154.____ Vacation Rental to add vacation rental dwellings to the list of permitted uses in its residential zones and to establish regulations governing their use.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2015**First Evidentiary Hearing:** May 14, 2015**Final Hearing Date:** June 04, 2015**Local Contact:** Debby Jermain**Phone:** 541-878-8204**Regional Representative:** Josh LeBombard

St. Helens**Local File #:** CP.1.15**DLCD File #:** 002-15**Proposal Summary:**

Amend the Comprehensive Plan Parks and Trails Master Plan Title 17 - Chapter 1 Introduction, Chapter 2 Community Profile, Chapter 3 Inventory, Chapter 4 Level of Service, Chapter 5 Needs Assessment, Chapter 6 Recommendations, Chapter 7 Funding Strategies, and Chapter 8 Capital Improvement Plan to provide a publicly endorsed, 15-year guide for improvement of city parks, trails, and their amenities.

Locally Identified Affected Agencies:

None

Proposal Received: April 07, 2015**First Evidentiary Hearing:** May 12, 2015**Final Hearing Date:** June 02, 2015**Local Contact:** Jennifer Dimsho**Phone:** 503-366-8207**Regional Representative:** Anne Debbaut

West Linn

Local File #: ZC-14-02/DR-14-02

DLCD File #: 001-15

Proposal Summary:

Amend the Zoning Map from Historic District Overlay to remove - no overlay for 0.60 acres located at 1344 14th St. 31E02BC004500.

Locally Identified Affected Agencies:

Oregon State Historic Preservation Office

Proposal Received: April 03, 2015

First Evidentiary Hearing: October 21, 2014

Final Hearing Date: May 11, 2015

Local Contact: John Boyd

Phone: 503-656-4211

Regional Representative: Jennifer Donnelly