

April 27, 2012

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 April 20, 2012 and April 26, 2012. Information in 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 the 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.

ESTACADA

Local File # : SUBDIVION @2012-: DLCD File # : 001-12

Proposal Summary:

Adopt a land division for 130.40 acres located 30725 SE Highway 224. The property has already been annexed into the City's Urban Growth Boundary (UGB). This property is to be developed into a 47 lot subdivision for an Industrial Sanctuary. This proposal was submitted 29 days prior to the first evidentiary hearing date.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Clackamas County

Proposal Received: April 25, 2012

First Evidentiary Hearing Date: May 24, 2012

Final Hearing Date: June 11, 2012

Local Contact: Scott Hoelscher Phone No: 503-742-4524

Regional Representative: Jennifer Donnelly

HARNEY COUNTY

LOCAL FILE # : 12-08

DLCD FILE # :001-12

Proposal Summary:

Amend the Development Code to provide Harney County Court the ability to hear quasi-judicial land use appeal hearings "on the record" in addition or as opposed to "De Novo". This proposal was submitted 23 days prior to the first evidentiary hearing.

Locally Identified Affected Agencies:

None

Proposal Received: April 23, 2012

First Evidentiary Hearing Date: May 16, 2012

Final Hearing Date: June 6, 2012

Local Contact: Brandon McMullen Phone No: 541-573-6655

Regional Representative: Grant Young

HUBBARD

LOCAL FILE # : ZC 2012-01

DLCD FILE # :002-12

Proposal Summary:

Amend the Comprehensive Plan map from Medium Density Residential to Commercial; and the Zoning map from Medium Density Residential (R-2) to Residential Commercial (RC) for 0.23 acres located at 2732 D Street.

Locally Identified Affected Agencies:

None

Proposal Received: April 23, 2012

First Evidentiary Hearing Date: June 19, 2012

Final Hearing Date: July 10, 2012

Local Contact: Suzanne Dufner Phone No: 503-540-1616

Regional Representative: Ed Moore

LEBANON

LOCAL FILE # : 12--04-19

DLCD FILE # : 002-12

Proposal Summary:

Amend the Development Code Section 16.08.100.B regarding drive-through and walk-up facilities to provide flexibility to the location of drive-through facilities, establish provisions for walk-up service windows and exempt certain uses from the provisions.

Locally Identified Affected Agencies:

None

Proposal Received: April 24, 2012

First Evidentiary Hearing Date: June 20, 2012

Final Hearing Date: July 11, 2012

Local Contact: Walt Wendolowski Phone No: 541-258-4252

Regional Representative: Ed Moore

POLK COUNTY

LOCAL FILE # : PA 12-01 & ZC 12-01

DLCD FILE # : 002-12

Proposal Summary:

Amend the Comprehensive Plan map from Forest to Farm Forest; and the Zoning map from Timber Conservation to Farm Forest Overlay for 80.50 acres located 17950 Highway 22, Sheridan.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: April 24, 2012

First Evidentiary Hearing Date: June 12, 2012

Final Hearing Date: July 11, 2012

Local Contact: Jerry Sorte Phone No: 503-623-9237

Regional Representative: Ed Moore

SALEM

LOCAL FILE # : CA 12-03

DLCD FILE # : 008-12

Proposal Summary:

Amend the Revised Code (SRC) by adopting eight new chapters as part of the City's Unified Development Code (UDC) rewrite project.

Locally Identified Affected Agencies:

None

Proposal Received: April 20, 2012

First Evidentiary Hearing Date: June 5, 2012

Final Hearing Date: August 13, 2012

Local Contact: Bryce Bishop Phone No: 503-588-6173 Ext: 7599

Regional Representative: Ed Moore

SALEM

LOCAL FILE # : CA 12-04

DLCD FILE # : 009-12

Proposal Summary:

Amend the Revised Code Chapter 140 Floodplain Overlay Zone to reduce the 3 foot minimum clearance of new bridges above the base flood elevation, requires 1 foot minimum clearance for new vehicular bridges and requires bridge replacements or new pedestrian bridges to be constructed in a manner that does not cause a rise in base flood levels. This proposal was submitted 33 days prior to the first evidentiary hearing date.

Locally Identified Affected Agencies:

Federal Insurance Administration, United States of Housing and Urban Development, Oregon Department of Transportation

Proposal Received: April 26, 2012

First Evidentiary Hearing Date: May 29, 2012

Final Hearing Date: June 11, 2012

Local Contact: Glenn Davis Phone No: 503-588-6211 Ext: 7377

Regional Representative: Ed Moore

VERNONIA

LOCAL FILE # : PA 12-01 PARKING
STANDARD

DLCD FILE # : 001-12

Proposal Summary:

Amend the Development Code Title 9 Section 9-01.04-50 Off Street Parking Requirements to provide flexibility and reduce excessive restrictions, especially in the Downtown Zone; and to establish a parking fund for operation and maintenance.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Columbia County

Proposal Received: April 24, 2012

First Evidentiary Hearing Date: June 7, 2012

Final Hearing Date: June 18, 2012

Local Contact: Carole Connell Phone No: 503-297-6660

Regional Representative: Patrick Wingard

WOODBURN

LOCAL FILE # : CPA 2012-02, LA
2012-01

DLCD FILE # : 001-12

Proposal Summary:

Amend the Comprehensive Plan by adopting the Corridor Plan as an element to the Plan. This proposal also requires amendments to the Development Code, Transportation System Plan (TSP) and to amend the Zoning map from CG, P/SP and RS to CG, P/SP and RS with MUVO for property along Highway 99E.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Marion County

Proposal Received: April 23, 2012

First Evidentiary Hearing Date: June 14, 2012

Final Hearing Date: July 9, 2012

Local Contact: James Hendryx Phone No: 503-990-2445

Regional Representative: Ed Moore

cc: Regional Representatives