



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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May 10, 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 04/22/2016 and 04/28/2016. 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.

Coos County

Local File #: AM-16-002/RZ-16-001

DLCD File #: 001-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Industrial (IND) to Residential (RR-2) for 4.33 acres located at 28-14-298-1500 & 1600.

Locally Identified Affected Agencies:

Coquille Tribe, City of Bandon

Proposal Received: April 26, 2016

First Evidentiary Hearing: June 02, 2016

Final Hearing Date: June 21, 2016

Local Contact: Jill Rolfe

Phone: 541-396-7770

Regional Representative: Dave Perry

Culver

Local File #: UGB 2016-1

DLCD File #: 001-16

Proposal Summary:

Expand the Urban Growth Boundary (UGB) by adding 2.38 acres. Annex the 2.36 acres and amend the Comprehensive Plan and Zoning Maps from County Exclusive Farm Use to City Public Facilities/Open Space.

Locally Identified Affected Agencies:

Jefferson County

Proposal Received: April 25, 2016

First Evidentiary Hearing: June 01, 2016

Final Hearing Date: July 15, 2016

Local Contact: Donna McCormack

Phone: 541-546-0645

Regional Representative: Scott Edelman

Happy Valley

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

DLCD File #: 004-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Rural Residential Farm Forest - 5 Acre (RRFF-5) to Industrial Campus (IC) for 24.00 acres at 23E07AD 600-802; 23E07A 900.

Locally Identified Affected Agencies:

Metro

Proposal Received: April 26, 2016

First Evidentiary Hearing: June 14, 2016

Final Hearing Date: July 19, 2016

Local Contact:

Phone:

Regional Representative:

Hillsboro

Local File #: CDCA 001-16

DLCD File #: 007-16

Proposal Summary:

Amend the Development Code Sections 12.01; 12.50; 12.61; 12.62; 12.65; 12.25; 12.70; and 12.80 to clarify the language and implementation.

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: April 28, 2016

First Evidentiary Hearing: June 08, 2016

Final Hearing Date:

Local Contact: Debbie Raber

Phone: 503-681-6155

Regional Representative: Anne Debbaut

Hubbard

Local File #: LA-2016-02

DLCD File #: 002-16

Proposal Summary:

Amend the Zoning Map from Residential Commercial to Commercial, and from Industrial to Industrial Commercial for 20.00 acres located in the commercial center to increase alignment with the Comprehensive Plan.

Locally Identified Affected Agencies:

None

Proposal Received: April 22, 2016

First Evidentiary Hearing: May 17, 2016

Final Hearing Date: June 14, 2016

Local Contact: Joseph Shearer

Phone: 503-588-6094

Regional Representative: Angela Lazarean

Newberg**Local File #:** CPA-16-001/ZMA-16-00**DLCD File #:** 008-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps of Tax Lot 3219AB-18000 from R-3 (High Density Residential) to C-3 (Central Business District) and change the zoning of Tax Lots 3219AC-500, 400, 401, 300, 600 and 200 from R-2 (Medium Density Residential) to C-3 (Central Business District), affecting 2.00 acres.

Locally Identified Affected Agencies:

None

Proposal Received: April 28, 2016**First Evidentiary Hearing:** June 09, 2016**Final Hearing Date:** July 18, 2016**Local Contact:** Jessica Pelz**Phone:** 503-554-7744**Regional Representative:** Gordon Howard

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

Amend the Comprehensive Plan Map from Commercial to Industrial; and the Zoning Map from Community Commercial to General Industrial for 3.20 acres located at 32695 Old Mill Road, Tangent, OR 12S-3W-7C Tax Lots: 1400, 3103, 3104.

Locally Identified Affected Agencies:

None

Proposal Received: April 24, 2016**First Evidentiary Hearing:** June 16, 2016**Final Hearing Date:** June 20, 2016**Local Contact:** Jim Minard**Phone:** 541-961-7263**Regional Representative:** Ed Moore

Warrenton**Local File #:** RZ 16-1**DLCD File #:** 002-16**Proposal Summary:**

Amend the Zoning Map from C-1 General Commercial to RH High Density Residential on approximately 2.8 acres located at T8N, R10W, Sec 28AC Tax Lots: 200, 500, 800, 1105, 1104, 1103, 1102, 90103*, 90102*, 90101*, 80103*, 80102*, and 80101* (*condominiums on shared tax lots). The property is located on the north side of Highway 104 Spur. Nine tax lots are involved, all of which are developed as multiple family uses except for one, Gronmark's, which is undeveloped.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: April 28, 2016**First Evidentiary Hearing:** June 09, 2016**Final Hearing Date:****Local Contact:** Skip Urling**Phone:** 503-861-0920**Regional Representative:**

West Linn**Local File #:** CDC 16-01**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to 1) remove easements and dedications requirements for the Water Resource Area, Greenway and tree protection, 2) clarify that mixed use must have commercial that utilizes the entire first floor, 3) clarify PUD applicability and require a PUD to be a minimum of 3 acres 4) add an exemption to the WRA Zone.

Locally Identified Affected Agencies:

Department of State Lands, Department of Transportation, Metropolitan Service District, Clackamas County

Proposal Received: April 27, 2016**First Evidentiary Hearing:** June 01, 2016**Final Hearing Date:** June 27, 2016**Local Contact:** John Boyd**Phone:** 503-656-4211**Regional Representative:** Jennifer Donnelly