



# Oregon

John A. Kitzhaber, M.D., Governor

**Department of Land Conservation and Development**

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



May 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 04/24/2015 and 04/30/2015. 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.

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**Coos County**

**Local File #:** AM-15-02

**DLCDC File #:** 001-15

**Proposal Summary:**

Amend the Comprehensive Plan to adopt a parks and recreational master plan based of Statewide Planning Goal 8.

**Locally Identified Affected Agencies:**

Oregon Parks and Recreation Department

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 04, 2015

**Final Hearing Date:** June 16, 2015

**Local Contact:** Jill Rolfe

**Phone:** 541-396-7770

**Regional Representative:** Dave Perry

**Coos County**

**Local File #:** AM-15-03

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Development Code Article 4.6 Resource Zoning District to adopt the majority of the DLCD model code in order to make updates in the future easier and to keep the ordinance up-to-date with current legislature.

**Locally Identified Affected Agencies:**

Oregon Department of Agriculture, Oregon Department of Forestry

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 04, 2015

**Final Hearing Date:** June 16, 2015

**Local Contact:** Jill Rolfe

**Phone:** 541-396-7770

**Regional Representative:** Dave Perry

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**Coos County**

**Local File #:** AM-15-04

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Comprehensive Plan Chapter 3.9 Natural Hazards in order to bring it into compliance with Statewide Planning Goal 7.

**Locally Identified Affected Agencies:**

Federal Emergency Management Agency

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 04, 2015

**Final Hearing Date:** June 16, 2015

**Local Contact:** Jill Rolfe

**Phone:** 541-396-7770

**Regional Representative:** Dave Perry

**Coos County**

**Local File #:** AM-15-05

**DLCD File #:** 004-15

**Proposal Summary:**

Amend the Development Code to adopt definitions and standards for medical and recreational marijuana facilities and sites, along with other miscellaneous changes to the ordinance.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 04, 2015

**Final Hearing Date:** June 16, 2015

**Local Contact:** Jill Rolfe

**Phone:** 541-396-7770

**Regional Representative:** Dave Perry

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**Dallas**

**Local File #:** ZC/CPA 15-01

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Comprehensive Plan Map from Residential to Commercial; and Zoning Map from Residential Low Density to Commercial General (CG) 0.46 acres located at 407 E. Ellendale Ave, 7.5.28CD TL 2302.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** April 24, 2015

**First Evidentiary Hearing:** June 09, 2015

**Final Hearing Date:** July 20, 2015

**Local Contact:** Suzanne Dufner

**Phone:** 503-540-1616

**Regional Representative:** Angela Lazarean

**Donald****Local File #:** LA 2015-03**DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code to include improvement standards for private streets and partial streets; to amend driveway standards and clear vision area standards; to permit accessory dwelling units in the R-7 zone subject to special standards; to define various words and terms; and, to correct typographical errors. The amendment also permits Medical Marijuana Dispensaries in the Commercial zone with a conditional use permit approval.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 28, 2015**First Evidentiary Hearing:** May 28, 2015**Final Hearing Date:** June 04, 2015**Local Contact:** Heidi Bell**Phone:** 503-678-5543**Regional Representative:** Angela Lazarean

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**Eugene****Local File #:** CA 15-1 MA 15-2 RA 1**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code Chapter 9 to include a new South Willamette Special Area Zone (S-SW) and relates changes necessary to integrate the new zone with existing code provisions; also implements the concurrent Metro Plan designation changes; the Metro Plan land use diagram to support the parcel specific implementation of proposed S-SW zone and related sub-districts and overlays, and designate the area as a Multimodal Mixed-Use Area. Proposed Metro Plan text amendments will also add a description for the new low-medium density residential plan designation; Refinement Plan to implement the proposed S-SW zone and related sub-districts and overlays in the northern portion of the subject area; Zone changes to implement the new S-SW zone and related designation changes noted above, and to match the proposed sub-districts and overlays included on the regulating plan for the S-SW zone for approximately 122.00 acres located in the South Willamette Subarea.

**Locally Identified Affected Agencies:**

Lane County, City of Springfield

**Proposal Received:** April 27, 2015**First Evidentiary Hearing:** June 02, 2015**Final Hearing Date:****Local Contact:** Gabe Flock**Phone:** 541-682-5697**Regional Representative:** Ed Moore

**Eugene****Local File #:** CA 15-2**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code to improve administration and to ensure legal consistency in the following Sections: Map 9.6410(4)(a), EC 9.6610(2), EC 9.7655(1) and EC 9.8855, EC 9.0500 legal lot definition, Table 9.2740, Table 9.2160, Table 9.3115, Table 9.3210, Table 9.3310, EC 9.3510, Table 9.3810, Table 9.3910, Table 9.6105(5), Table 9.6410, EC 9.5200, EC 9.7315, EC 9.7415, EC 9.7520 and EC 9.8405.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 28, 2015**First Evidentiary Hearing:** June 02, 2015**Final Hearing Date:** July 20, 2015**Local Contact:** Alissa Hansen**Phone:** 541-682-5508**Regional Representative:** Ed Moore

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**Eugene****Local File #:** Z 15-2**DLCD File #:** 004-15**Proposal Summary:**

Amend the Zoning Map from Low Density Residential (R-1) to Neighborhood Commercial (C-1) for a total of 0.37 acres located at 2290 West 18th Avenue and 1809 City View Street; 18 04 01 22 TL 09400 & 09500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 30, 2015**First Evidentiary Hearing:** June 10, 2015**Final Hearing Date:****Local Contact:** Erik Berg-Johansen**Phone:** 541-682-5437**Regional Representative:** Ed Moore

**Independence****Local File #:** LA-01-2015**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan to adopt the Parks and Recreation Master Plan and updating the goals.

**Locally Identified Affected Agencies:**

Oregon Parks and Recreation Department

**Proposal Received:** April 24, 2015

**First Evidentiary Hearing:** June 01, 2015

**Final Hearing Date:** June 23, 2015

**Local Contact:** Shawn Irvine

**Phone:** 503-837-1191

**Regional Representative:** Angela Lazarean

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**Linn County****Local File #:** BC 15-0004**DLCD File #:** 004-15**Proposal Summary:**

Amend the Zoning Map from Urban Growth Area-Urban Growth Management (UGA-UGM-10) to (UGA-UGM-10) to Urban Growth Area – Rural Commercial (UGA-RCM) for 0.40 acres located at 12S-02W-14CD-4900.

**Locally Identified Affected Agencies:**

Department of Transportation, Department of Water Resources, City of Lebanon

**Proposal Received:** April 29, 2015

**First Evidentiary Hearing:** June 09, 2015

**Final Hearing Date:** June 24, 2015

**Local Contact:** Olivia Glantz

**Phone:** 541-967-3816

**Regional Representative:** Ed Moore

**Medford****Local File #:** DCA-15-052**DLCD File #:** 009-15**Proposal Summary:**

Amend the Development Code Chapter 10 to add a definitions for Brewery-Public-House, to allow the use Brewery-Public-House in all commercial zoning districts except C-S/P, to allow a new industrial use in the C-H zoning district, to grant staff authority to add referral agencies to the Schedule of Referral Agency Distribution, and to modify 10.667(A)(3) Security for Public Improvements language and protocol.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 28, 2015**First Evidentiary Hearing:** June 11, 2015**Final Hearing Date:** July 02, 2015**Local Contact:** Aaron Harris**Phone:** 541-774-2380**Regional Representative:** Josh LeBombard

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**Medford****Local File #:** ZC-15-041**DLCD File #:** 007-15**Proposal Summary:**

Amend the Zoning Map from Multi-Family Residential - 20 (MFR-20) to Community Commercial (C-C) for 2.14 acres located at 955 N Phoenix Road, 371W34 TL 501.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 24, 2015**First Evidentiary Hearing:** June 11, 2015**Final Hearing Date:** June 11, 2015**Local Contact:** Sarah Sousa**Phone:** 541-774-2380**Regional Representative:** Josh LeBombard

**Medford**

**Local File #:** ZC-15-058

**DLCD File #:** 008-15

**Proposal Summary:**

Amend the Zoning map from Single Family Residential (SFR-00) to Multi-Family Residential (MFR-20) for 0.22 acres located at 372W26DA 2201.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 27, 2015

**First Evidentiary Hearing:** June 11, 2015

**Final Hearing Date:** June 11, 2015

**Local Contact:** Praline McCormack

**Phone:** 541-774-2380

**Regional Representative:** Josh LeBombard

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**Roseburg**

**Local File #:** LUDO-15-1

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Development Code to add and delete text for clarification, deregulation, modification, and for process updates throughout various sections.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 01, 2015

**Final Hearing Date:** July 13, 2015

**Local Contact:** John Lazur

**Phone:** 541-492-6750

**Regional Representative:** Josh LeBombard

**Sandy**

**Local File #:** 15-015 DCA

**DLCD File #:** 005-15

**Proposal Summary:**

Amend the Development Code Chapter 17.78 Annexation Section 17.18.10 related to island annexations.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** April 24, 2015

**First Evidentiary Hearing:** June 01, 2015

**Final Hearing Date:** June 01, 2015

**Local Contact:** Tracy Brown

**Phone:** 503-668-4886

**Regional Representative:** Jennifer Donnelly

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**Tigard**

**Local File #:** ZON2015-00002/SUB201

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Zoning Map from Medium Density Residential (R-12) to Medium Density Residential (R-7) 9.10 acres at 15435 SW Hall Blvd, 2S111DA 00400

**Locally Identified Affected Agencies:**

Department of State Lands, Department of Transportation, Oregon Department of Fish And Wildlife, US Army Corps of Engineers

**Proposal Received:** April 24, 2015

**First Evidentiary Hearing:** May 18, 2015

**Final Hearing Date:**

**Local Contact:** John Floyd

**Phone:** 503-718-2429

**Regional Representative:** Anne Debbaut

**Tillamook County**

**Local File #:** OA-15-02

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Development Code Section Flood Hazard Overlay (FH) Zone to bring the Land Use Ordinance into compliance with current FEMA regulation in order to close the FEMA CAV.

**Locally Identified Affected Agencies:**

Federal Emergency Management Agency

**Proposal Received:** April 29, 2015

**First Evidentiary Hearing:** June 04, 2015

**Final Hearing Date:**

**Local Contact:** Timothy Murphy

**Phone:** 503-842-3408

**Regional Representative:** Patrick Wingard

**Washington County**

**Local File #:** Ordinance 796

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Rural/Natural Resource Plan (Policies 1, 3, 22, and Appendices A and D) and the Comprehensive Framework Plan for the Urban Area (Policies 1, 15, 30, and Appendices A and D) to be consistent with state law relating to school district facility plans.

**Locally Identified Affected Agencies:**

Department of Education

**Proposal Received:** April 30, 2015

**First Evidentiary Hearing:** June 17, 2015

**Final Hearing Date:** September 22, 2015

**Local Contact:** Sambo Kirkman

**Phone:** 503-526-2247

**Regional Representative:** Anne Debbaut