

May 5, 2014

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 25, 2014 and May 1, 2014. 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.

## **CENTRAL POINT**

Local File # : 14007 ZONING ORD DLCD File # : 002-14

### Proposal

#### Summary:

Amend the Development Code by adding a new Section 17.60.08 Interim Water Service and Development Standards to permit and regulate the use of interim (private) water systems for a specified geographic area (CP-1B) on a interim basis until public water is available. This proposal is to establish standards for interim water systems and contractual commitment to participation in construction of future public water system.

#### Locally Identified Affected Agencies:

Oregon Water Resources Department, Jackson County

Proposal Received: April 25, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: June 20, 2014

Local Contact: Don Burt Phone No: 541-423-1039

Regional Representative: Josh LeBombard

**DESCHUTES COUNTY**

LOCAL FILE # : PZ-14-2 & ZC-14-2

DLCD FILE # :005-14

Proposal

Summary:

Exception to Statewide Planning Goal 14. Amend the Comprehensive Plan Map from Agricultural (AG) to Rural Industrial and the Zoning Map from Exclusive Farm Use (EFU) to Rural Industrial (RI) for 2.65 acres located at 16-12-26C TL 107.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: April 25, 2014

First Evidentiary Hearing Date: June 10, 2014

Final Hearing Date: December 31, 2014

Local Contact: Will Groves Phone No: 541-388-6518

Regional Representative: Scott Edelman

**FALLS CITY**

LOCAL FILE # : 2014-01

DLCD FILE # :001-14

Proposal

Summary:

Amend the Development Code to establish a definition and standards for Medical Marijuana Facilities (MMFs) as a conditional use in Commercial Residential (CR) and Commercial Industrial (CI) zone districts including "special use" requirements.

Locally Identified Affected Agencies:

Oregon Health Authority

Proposal Received: May 1, 2014

First Evidentiary Hearing Date: June 12, 2014

Final Hearing Date: June 12, 2014

Local Contact: Marjorie Mattson Phone No: 503-540-1617

Regional Representative: Angela Lazarean

**HAPPY VALLEY**

LOCAL FILE # : ANN-01-14/CPA-03-14/LDC-0

DLCD FILE # : 004-14

Proposal

Summary:

Annex 4 properties into the city totaling 2.36 acres. Amend the Comprehensive Plan and Zoning Maps from County Office Apartment District (OA) to City Mixed Use Commercial for a total of 2.36 acres located at 22E03AA00700; 22E03AA00800; 22E03AA00900 and 22E03AA01000.

Locally Identified Affected Agencies:

Clackamas County, Metro

Proposal Received: April 25, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: June 3, 2014

Local Contact: Justin Popilek Phone No: 503-786-3810

Regional Representative: Jennifer Donnelly

**HAPPY VALLEY**

LOCAL FILE # : ANN-02-14/CPA-04-14/LDC-0

DLCD FILE # : 005-14

Proposal

Summary:

Annex one property total 2.99 acres into the city. Amend the Comprehensive Plan and Zoning Maps from County Residential (R-10) and Office Apartment District (OA) to City Residential (R-10) and Mixed Use Commercial (MUC) for the 2.99 acres located at 12675 SE 122nd. 22E03AA00600

Locally Identified Affected Agencies:

Clackamas County, Metro

Proposal Received: April 25, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: June 3, 2014

Local Contact: Justin Popilek Phone No: 503-783-3810

Regional Representative: Jennifer Donnelly

**HAPPY VALLEY**

LOCAL FILE # : ANN-03-14/CPA-05-  
14/LDC-0

DLCD FILE # : 006-14

Proposal  
Summary:

Annex 32 properties totaling 6.00 acres into the city. Amend the Comprehensive Plan and Zoning Maps from County Residential (R-8.5) to City Residential (R-8.5) for the 6.00 acres located at 22E12BB 7100 through 10200.

Locally Identified Affected Agencies:

Clackamas County, Metro

Proposal Received: April 25, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: June 3, 2014

Local Contact: Justin Popilek Phone No: 503-783-3810

Regional Representative: Jennifer Donnelly

**IRRIGON**

LOCAL FILE # : 228-14

DLCD FILE # : 001-14

Proposal  
Summary:

Amend the Comprehensive Plan Transportation System Plan (TSP) Chapter IV Section 11 Transportation to update the bicycle, pedestrian and transit sections. Amend the Development Code Chapters 1 and 3 to update standards. This proposal is a result of a TGM Grant.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Morrow County

Proposal Received: April 28, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: July 15, 2014

Local Contact: Aaron Palmquist Phone No: 541-922-3047

Regional Representative: Grant Young

**JEFFERSON COUNTY**

LOCAL FILE # : 14-PA-02

DLCD FILE # : 002-14

Proposal

Summary:

Amend the Development Code Section 107 Zoning Permits; Section 323 Urban Reserve Area Overlay Zone; Section 406 Sign Regulations; Section 702 Lawful Creation of Lots and Parcels; Section 703 Land Division Requirements and Section 707 Final Plats in order to update the standards.

Locally Identified Affected Agencies:

None

Proposal Received: April 30, 2014

First Evidentiary Hearing Date: June 12, 2014

Final Hearing Date: July 9, 2014

Local Contact: Bill Adams Phone No: 541-788-2370

Regional Representative: Scott Edelman

**LINCOLN CITY**

LOCAL FILE # : CPA/ZC 2014-01  
ANNEX 2014

DLCD FILE # : 001-14

Proposal

Summary:

Annex 1.00 acres into the city. Amend the Comprehensive Plan Map from County Suburban Residential to City Single Family Residential (R-5); and the Zoning Map from County Residential (R-1A) to City Single Family Residential (R-5) for the 11.00 acres located at 06-11-35-CC TL 2400 & 2900.

Locally Identified Affected Agencies:

Lincoln County

Proposal Received: April 29, 2014

First Evidentiary Hearing Date: June 3, 2014

Final Hearing Date: July 14, 2014

Local Contact: Richard Townsend Phone No: 541-996-1227

Regional Representative: Patrick Wingard

**MOLALLA**

LOCAL FILE # : P-6-2014

DLCD FILE # : 001-14

Proposal  
Summary:

Annex 96 properties totaling 107.00 acres into the city. Amend the Comprehensive Plan and Zoning Maps from various designations and zones, in general from County Rural Residential, Commercial and Industrial to City Residential, Commercial and Industrial designations and zones located within the boundaries of Highway 213, Lowe Road, Meadowlawn Place, and Shaver Street. This proposal was submitted without text.

Locally Identified Affected Agencies:  
Clackamas County

Proposal Received: April 25, 2014  
First Evidentiary Hearing Date: June 4, 2014  
Final Hearing Date: July 9, 2014  
Local Contact: Dan Huff Phone No: 503-829-6855  
Regional Representative: Jennifer Donnelly

**SALEM**

LOCAL FILE # : CA 14-01

DLCD FILE # : 008-14

Proposal  
Summary:

Expand the Urban Growth Boundary (UGB) by 58.00 acres for the City of Keizer, Keizer Rapids Park. Amend the Comprehensive Plan and Revised Code Chapter 64 to incorporate the expansion.

Locally Identified Affected Agencies:  
Keizer

Proposal Received: April 29, 2014  
First Evidentiary Hearing Date: June 9, 2014  
Final Hearing Date: June 9, 2014  
Local Contact: Lisa Anderson-Ogilvie Phone No: 503-540-2381  
Regional Representative: Angela Lazarean

**SHERWOOD**

LOCAL FILE # : PUD14-01,SUB14-01CEDAR BR

DLCD FILE # : 002-14

Proposal  
Summary:

Amend the Zoning Map from High Density Residential (HDR) to High Density Residential with Planned Unit Development (PUD) Overlay for 5.77 acres located at 13400 Tax Map 2S1-30CD. This proposal is to subdivide the 5.77 acres into to a sixty-six lot subdivision. This proposal was submitted without text.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Metro, Washington County, Sherwood School District, Clean Water Services

Proposal Received: April 30, 2014

First Evidentiary Hearing Date: June 10, 2014

Final Hearing Date: July 1, 2014

Local Contact: Michelle Miller Phone No: 503-625-4242

Regional Representative: Anne Debbaut

**UNION**

LOCAL FILE # : NONE

DLCD FILE # : 002-14

Proposal  
Summary:

Amend the Comprehensive Plan Transportation System Plan (TSP) in order to update the text. Amend the Development Code Sections 3 and 9 to incorporate the updates. This proposal is a result of a TGM grant.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Union County

Proposal Received: April 30, 2014

First Evidentiary Hearing Date: June 5, 2014

Final Hearing Date: June 5, 2014

Local Contact: Sandra Patterson Phone No: 541-562-5197

Regional Representative: Grant Young

cc: Regional Representatives