

May 11, 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 27, 2012 and May 3, 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.

## **BEAVERTON**

Local File # : CPA2012-0002/ZMA2 DLCD File # : 007-12

### Proposal

~~Summary~~  
Annex 9.00 acres into the City. Amend the Comprehensive Plan Map from County Institutional to City Neighborhood Residential-Standard Density (NR-SD); and the Zoning map from County Institutional to City Urban Standard Density (R-7) for the 9.00 acres located at 5225 SW Scholls Ferry Road. This was never proposed = NOA.

### Locally Identified Affected Agencies:

Washington County, Metro

Proposal Received: May 3, 2012

First Evidentiary Hearing Date:

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**FAIRVIEW**

LOCAL FILE # : 12-14-ZC

DLCD FILE # :003-12

Proposal

Amend the Development Code Section 19.170 Sign regarding size regulations for electronic message centers.

Locally Identified Affected Agencies:

None

Proposal Received: April 27, 2012

First Evidentiary Hearing Date: June 12, 2012

Final Hearing Date: June 20, 2012

Local Contact: Erika Fitzgerald Phone No: 503-674-6242

Regional Representative: Jennifer Donnelly

**HAPPY VALLEY**

LOCAL FILE # : CPA-05-12/LDC-05-  
12

DLCD FILE # :006-12

Proposal

Summary:

Amend the Development Code Title 16 regarding the analysis for the Rock Creek Employment Center area. Amend the Comprehensive Plan and Zoning maps from Industrial Campus (IC) to Institutional & Public Use (IPU) for 76.10 acres; and from Industrial Campus (IC) to Mixed Use Employment (MUE) for 60.10 acres in the Rock Creek Area. There is a total of 136.20 acres involved in this proposal.

Locally Identified Affected Agencies:

Clackamas County, Metro

Proposal Received: May 3, 2012

First Evidentiary Hearing Date: June 12, 2012

Final Hearing Date: July 17, 2012

Local Contact: Michael Walter Phone No: 503-783-3839

Regional Representative: Jennifer Donnelly

**HERMISTON**

LOCAL FILE # : MCANDREW

DLCD FILE # : 003-12

Proposal

~~American~~ Summary  
American Comprehensive Plan map from Low Density Residential to Commercial; and the Zoning map from Duplex Residential (R-2) to Central Commercial (C-1) for 0.35 acres located at 708 E. Main Street.

Locally Identified Affected Agencies:

None

Proposal Received: April 27, 2012

First Evidentiary Hearing Date: June 13, 2012

Final Hearing Date: June 25, 2012

Local Contact: Clint Spencer Phone No: 541-567-5521 Ext: 5011

Regional Representative: Grant Young

**JOSEPHINE COUNTY**

LOCAL FILE # : NONE

DLCD FILE # : 003-12

Proposal

~~American~~ Summary  
American Rural Development Code to provide standards and procedures for review and development of wireless communication facilities and towers. This proposal was received 19 days prior to the first evidentiary hearing date and without notice of a final hearing date.

Locally Identified Affected Agencies:

Federal Communications Commission

Proposal Received: May 2, 2012

First Evidentiary Hearing Date: May 21, 2012

Final Hearing Date:

Local Contact: Dave Wechner Phone No: 541-474-5421 Ext: 5428

Regional Representative: Josh LeBombard

**JOSEPHINE COUNTY**

LOCAL FILE # : NONE

DLCD FILE # : 004-12

Proposal

Summary:  
Amend the Comprehensive Plan Article 92 Home Occupations and Article 62 to allow residential occupancy of business in the Rural Commercial Zone. This proposal was received without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: May 2, 2012

First Evidentiary Hearing Date: June 11, 2012

Final Hearing Date:

Local Contact: Dave Wechner Phone No: 541-474-5421 Ext: 5428

Regional Representative: Josh LeBombard

**LA GRANDE**

LOCAL FILE # : 02-CPA-12/ 02-ZON-

DLCD FILE # : 001-12

12

Proposal

Summary:

Amend the Comprehensive Plan - Transportation System Plan and Public Facilities Plan and create a new zoning for a Urban Growth Boundary (UGB) expansion area. Amend the Development Code to adopt a updated Parks Master Plan (Comp. Plan Goal 8), also adopting wireless communication facility standards, and miscellaneous housekeeping. Amend the Comprehensive Plan map from County Exclusive Farm Use (EFU)(A-1), Commercial and Industrial to City Industrial and Commercial; and the Zoning map from County EFU, Interchange, Commercial and Heavy Industrial to City Business Park, Large Lot Industrial, Heavy Industrial, Interchange and Commercial for 314.00 acres located SE LaGrande between Gekeler Lane and I-84/McAlister Road.

Locally Identified Affected Agencies:

United States Army Corps of Engineers, Federal Emergency Management Agency, Oregon Department of Transportation, Oregon Department of Fish & Wildlife, Oregon Department of State Lands, Union County

Proposal Received: May 1, 2012

First Evidentiary Hearing Date: June 12, 2012

Final Hearing Date: September 5, 2012

Local Contact: Michael Boquist Phone No: 541-962-1307

Regional Representative: Grant Young

**LANE COUNTY**

LOCAL FILE # : PA 12-5232

DLCD FILE # : 005-12

**Proposal**

**Summary**  
Amend Lane County Rural Comprehensive Plan (RCP) and take a reasons exception Statewide Planning Goal 14 to allow urban levels of development on the existing Rural Industrial zoned land in Goshen. Amend the Lane County Development Code Chapter 16 to establish new zoning code provisions to regulate new urban development in Goshen. Amend the Zoning map from Rural Industrial to Industrial Campus (IC) and Industrial Light for 315.86 acres located in Goshen.

**Locally Identified Affected Agencies:**

Oregon Department of Transportation, Oregon Department of State Lands, Goshen, Eugene, Springfield

Proposal Received: April 30, 2012

First Evidentiary Hearing Date: June 5, 2012

Final Hearing Date: July 25, 2012

Local Contact: Mark Rust Phone No: 541-682-4541

Regional Representative: Ed Moore

**NORTH PLAINS**

LOCAL FILE # : ZDA-12-005

DLCD FILE # : 002-12

**Proposal**

**Summary**  
Amend Development Code Chapter 16.30 Zoning District R-2.5 to decrease the minimum lot size for single family detached and multi-family home; to clarify the average lot width for attached and detached homes and to make minor grammatical revisions.

**Locally Identified Affected Agencies:**

Washington County

Proposal Received: May 2, 2012

First Evidentiary Hearing Date: June 13, 2012

Final Hearing Date: July 2, 2012

Local Contact: Angie Lehnert Phone No: 503-647-5555

Regional Representative: Anne Debbaut

**ROSEBURG**

LOCAL FILE # : CPA-12-1

DLCD FILE # : 004-12

Proposal

~~Summary~~  
American Urban Area Comprehensive Plan to adopt by reference the 2012 update to the Economic Opportunities Analysis (EOA) including population projections.

Locally Identified Affected Agencies:

Douglas County

Proposal Received: May 3, 2012

First Evidentiary Hearing Date: June 18, 2012

Final Hearing Date: July 23, 2012

Local Contact: Teresa Clemons Phone No: 541-492-6877

Regional Representative: Ed Moore

**THE DALLES**

LOCAL FILE # : ZOA 82-12

DLCD FILE # : 003-12

Proposal

~~Summary~~  
American Development Code in various sections to include a requirement that cluster mailboxes comply with the state building code, and other minor text amendments.

Locally Identified Affected Agencies:

Wasco County

Proposal Received: May 3, 2012

First Evidentiary Hearing Date: June 21, 2012

Final Hearing Date: July 23, 2012

Local Contact: Richard Gassman Phone No: 541-296-5481 Ext: 1151

Regional Representative: Karen Swirsky

**VENETA**

LOCAL FILE # : A-2-12

DLCD FILE # : 002-12

Proposal

~~Summary~~  
Amend the Comprehensive Plan map from Medium Density Residential (MDR) to Commercial; and the Zoning map from General Residential (GR) to Commercial (CC) for 0.44 acres located along Territorial Road. This proposal was received 33 days prior to the first evidentiary hearing date and without text.

Locally Identified Affected Agencies:

None

Proposal Received: May 2, 2012

First Evidentiary Hearing Date: June 4, 2012

Final Hearing Date: June 25, 2012

Local Contact: Kay Bork Phone No: 541-935-2191

Regional Representative: Ed Moore

**WOODBURN**

LOCAL FILE # : CPA 2012-01,ZC  
2012-01

DLCD FILE # : 002-12

Proposal

Summary:

Amend the Comprehensive Plan map from Industrial to Commercial; and the Zoning map from Industrial Park (IP) to General Commercial for approx. 1.00 acres located at 2333 and 2285 N. Pacific Highway. This proposal was received without text.

Locally Identified Affected Agencies:

None

Proposal Received: May 1, 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