



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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May 11, 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 04/29/2016 and 05/05/2016. 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.

Bandon

Local File #: 16-011

DLCD File #: 001-16

Proposal Summary:

Amend the Zoning map from Light Industrial (LI) to Residential (R1) for 1.03 acres located at 28-14-30 CA, TL 5800.

Locally Identified Affected Agencies:

None

Proposal Received: April 29, 2016

First Evidentiary Hearing: May 28, 2016

Final Hearing Date: July 11, 2016

Local Contact: Michelle Hampton

Phone: 541-347-2437

Regional Representative: Dave Perry

Bend**Local File #:** PZ-16-0147**DLCD File #:** 005-16**Proposal Summary:**

Amend the Urban Transportation System Plan (TSP) in order to accommodate planned improvements to Hillside Park. The TSP is Appendix C of the Bend Area General Plan. The two maps that are proposed to be amended are the Bend Urban Area Roadway System Plan (April 2014) and the Bend Urban Area Bicycle and Pedestrian System Plan (April 2014).

Locally Identified Affected Agencies:

None

Proposal Received: May 02, 2016**First Evidentiary Hearing:** June 07, 2016**Final Hearing Date:** July 06, 2016**Local Contact:** Aaron Henson**Phone:** 541-383-4885**Regional Representative:** Scott Edelman

Central Point**Local File #:** 16011**DLCD File #:** 001-16**Proposal Summary:**

Misc. amendments to the City's Zoning Ordinance (Sections 17.08.410 TOD Definitions, 17.32.020 C-N District Permitted Uses, 17.67 TOD Site Design Standards, and 17.64.040(C), Accessible Parking Requirements). The purpose of the amendments is to modify the sign code to address scoreboards and freestanding signs in the Civic District and to update accessible parking standards.

Locally Identified Affected Agencies:

None

Proposal Received: May 02, 2016**First Evidentiary Hearing:** June 07, 2016**Final Hearing Date:** June 24, 2016**Local Contact:** Tom Humphrey**Phone:** 541-423-1025**Regional Representative:** Josh LeBombard

Coquille**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

This project involves pending adoption of the Coquille Park System Master Plan by the Coquille City Council. The plan gives an overview of parks, recreation and open space planning in the City of Coquille, identifying a system of parks, trails and special facilities. The plan identifies benefits of the parks system, lists park goals and objectives, and proposes a 5-year and 10-year schedule of park projects. The purpose of the plan is to identify a park system that addresses citizen interests.

Locally Identified Affected Agencies:

None

Proposal Received: May 02, 2016**First Evidentiary Hearing:** June 18, 2016**Final Hearing Date:** July 02, 2016**Local Contact:** Kevin Urban**Phone:** 541-396-2115**Regional Representative:** Dave Perry

Cottage Grove**Local File #:** MC 1-16**DLCD File #:** 002-16**Proposal Summary:**

Amend the Zoning Map from C-2 Central Business District to C-2P Community Commercial for 0.40 acres located at 125 N Lane Street, 20-03-28-42 TL 5400 & for 0.29 acres located at 115 N Lane Street, 20-03-28-31 TL 11000. This amendment was not submitted as a proposal = NOA.

Locally Identified Affected Agencies:

None

Proposal Received: May 02, 2016**First Evidentiary Hearing:** April 28, 2016**Final Hearing Date:****Local Contact:** Amanda Ferguson**Phone:** 541-942-3340**Regional Representative:** Ed Moore

Forest Grove**Local File #:** 311-16-000034-PLNG**DLCD File #:** 002-16**Proposal Summary:**

The City intends to prepare amendments to the Forest Grove Development Code to revise/establish restrictions for marijuana producers and processors within the city limits. A staff report describing proposed amendments will be available by May 27, 2016, seven days prior to the first evidentiary hearing.

Locally Identified Affected Agencies:

None

Proposal Received: April 29, 2016**First Evidentiary Hearing:** June 06, 2016**Final Hearing Date:** July 11, 2016**Local Contact:** Daniel Riordan**Phone:** 503-992-3226**Regional Representative:** Anne Debbaut

Gold Hill**Local File #:** 02MJ**DLCD File #:** 001-16**Proposal Summary:**

An ordinance repealing ordinance 14-02 "Amended", Repealing ordinance 14-06, amending Chapter 5.13, amending chapter 17.36 and creating chapter 17.65 of the Gold Hill Municipal Code. The city is proposing to eliminate some of the early restrictions, rules and regulations regarding marijuana and amending some of the rules with updates and creating a new chapter regulating the production, processing, wholesale and retail of marijuana operations within the City of Gold Hill.

Locally Identified Affected Agencies:

None

Proposal Received: April 29, 2016**First Evidentiary Hearing:** June 20, 2016**Final Hearing Date:** July 11, 2016**Local Contact:** Rick Hohnbaum**Phone:** 541-855-1525**Regional Representative:** Josh LeBombard

Hillsboro

Local File #: PUD-003-16

DLCD File #: 008-16

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR 4.5) to Planned Unit Development Single Family Residential (SFR 4.5) for 0.99 acres located at 1N231BB01800.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: May 04, 2016

First Evidentiary Hearing: June 08, 2016

Final Hearing Date:

Local Contact: Andrew Crampton

Phone: 503-681-6239

Regional Representative: Gordon Howard

Hood River County

Local File #: P-15-0066

DLCD File #: 001-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Commercial (C-1) to Light Industrial (M-2) for 2.12 acres located at 2N 10E 11BB TL 500, 1100, and 1200.

Locally Identified Affected Agencies:

Department of Transportation, City of Hood River

Proposal Received: May 05, 2016

First Evidentiary Hearing: June 22, 2016

Final Hearing Date: August 15, 2016

Local Contact: Eric Walker

Phone: 541-387-6840

Regional Representative: Scott Edelman

Josephine County**Local File #:** 8042**DLCD File #:** 001-16**Proposal Summary:**

Comprehensive Plan text amendment to add Agriculture as a permitted use in the Industrial Zones: Rural Industrial (RI), Community Light Industrial Park (CLI), Community Industrial (CI) affecting 1813 acres in Josephine County.

Locally Identified Affected Agencies:

Oregon Health Authority, State Fire Marshal, Department of Environmental Quality, City of Cave Junction, City of Grants Pass, Oregon Liquor Control Commission , Oregon Department of Transportation

Proposal Received: May 02, 2016**First Evidentiary Hearing:** June 06, 2016**Final Hearing Date:****Local Contact:** Grace Zilverberg**Phone:** 541-474-5427**Regional Representative:** Josh LeBombard

Keizer**Local File #:** 2016-05**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code Section 2.311 (Planned Unit Development Design Standards) of the Keizer Development Code to clarify standards such as the commercial accessory uses and density bonus provisions; add new section relating to master planned unit development standards; .

Locally Identified Affected Agencies:

None

Proposal Received: May 05, 2016**First Evidentiary Hearing:** June 08, 2016**Final Hearing Date:** July 05, 2016**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

Lane County

Local File #: 509-PA15-05499

DLCD File #: 003-16

Proposal Summary:

Amend Comprehensive Plan and Zoning Maps from Rural Residential (RR-5) to Rural Industrial (RI), pursuant to Lane Code 16.400 and 16.252 affecting 1 acre, located at 18-03-14-40-00600.

Locally Identified Affected Agencies:

Goshen RFPD, Emerald People's Utility District

Proposal Received: May 02, 2016

First Evidentiary Hearing: June 07, 2016

Final Hearing Date:

Local Contact: Rafael Sebba

Phone: 541-682-4620

Regional Representative: Ed Moore

Lincoln City

Local File #: CPA/ZC 2016-04

DLCD File #: 006-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Planned Industrial to General Commercial for 3.22 acres located at 07-11-15-DD-100/101, and 07-11-14-CB-900, and 07-11-14-CC-00400.

Locally Identified Affected Agencies:

None

Proposal Received: May 04, 2016

First Evidentiary Hearing: June 07, 2016

Final Hearing Date: June 27, 2016

Local Contact: Debra Nicholson

Phone: 541-996-1228

Regional Representative: Patrick Wingard

McMinnville**Local File #:** G 1-16**DLCD File #:** 001-16**Proposal Summary:**

Amendment of Chapter 17.62 (Signs) of the McMinnville Zoning Ordinance to add provisions related to the time period for providing notice of sign noncompliance; deadlines for property owners to appeal such notice and request an exception; and additional grounds for granting an exception to the enforcement of the sign ordinance.

Locally Identified Affected Agencies:

None

Proposal Received: May 03, 2016**First Evidentiary Hearing:** June 16, 2016**Final Hearing Date:** July 26, 2016**Local Contact:** Doug Montgomery**Phone:** 503-434-7311**Regional Representative:** Angela Lazarean

North Plains**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

Amend the Zoning and Development Ordinance to include provisions for marijuana facilities. The City is also considering updating the ZDO to revise the Neighborhood Community (NC) zoning district, which will be applied to both of the UGB expansion areas currently being considered for annexation. A revision to the definitions section is also proposed.

Locally Identified Affected Agencies:

Washington County, Clean Water Services, Oregon Liquor Control Commission

Proposal Received: May 04, 2016**First Evidentiary Hearing:** June 08, 2016**Final Hearing Date:** July 05, 2016**Local Contact:** Heather Austin**Phone:** 503-887-2130**Regional Representative:** Anne Debbaut

Paisley**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

Adopt 2016 Lake County Transportation System Plan, including new transportation goals and policies to be included in the appendix of the 2016 TSP. Adopt updated Zoning Ordinance (Ordinance 134) transportation related requirements to be consistent with the recommendations of the updated TSP.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: May 03, 2016**First Evidentiary Hearing:** June 07, 2016**Final Hearing Date:** July 05, 2016**Local Contact:** Missy Walton**Phone:** 541-943-3173**Regional Representative:** Scott Edelman

Sherwood**Local File #:** PA 15-06**DLCD File #:** 003-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from General Commercial to Medium Density Residential Low (MDRL), affecting 2 acres located at 22211 SW Pacific Highway. The property is located immediately north of SW Pacific Highway and borders an existing residential neighborhood.

Locally Identified Affected Agencies:

City of Sherwood

Proposal Received: April 29, 2016**First Evidentiary Hearing:** June 13, 2016**Final Hearing Date:** July 19, 2016**Local Contact:** Brad Kilby**Phone:** 503-625-4206**Regional Representative:** Anne Debbaut

Tangent**Local File #:****DLCD File #:** 003-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Commercial to Industrial and amend Zoning Map designation Community Commercial to General Industrial of this approximately 12.57 acre parcel located at 12S-3W-7 Tax Lots: 1102 and 1103.

Locally Identified Affected Agencies:

Department of Land Conservation and Development

Proposal Received: April 29, 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

Washington County**Local File #:** Ordinance 810**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code to disallow growing marijuana for commercial recreational purposes in urban residential areas of unincorporated Washington County. Additionally, the ordinance proposes a requirement of a Type II land use procedure for any new building used for growing recreational marijuana in non-residential districts, and incorporates new rulemaking language by DLCD specific to marijuana activity on EFU lands.

Locally Identified Affected Agencies:

City of Hillsboro, City of Beaverton, City of Cornelius, City of Forest Grove, City of Sherwood, City of Banks, City of Gaston, City of King City, City of North Plains

Proposal Received: May 05, 2016

First Evidentiary Hearing: June 15, 2016

Final Hearing Date: September 27, 2016

Local Contact: Stephen Shane

Phone: 503-846-3717

Regional Representative: Anne Debbaut