

June 6, 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 May 30, 2014 and June 5, 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.

**ASTORIA**

Local File # : A 14-03

DLCD File # : 003-14

Proposal

Summary:

Amend the Zoning Map from General Industrial (GI) to Tourist Oriented Shoreland (S-2A) for 2.00 acres located at 3930 and 3990 Abbey Lane. T8N R9W Sec 9AA TL 80000 and 90000

Locally Identified Affected Agencies:

Oregon Department of Transportation, Cannery Loft Condominiums Owners

Proposal Received: June 4, 2014

First Evidentiary Hearing Date: July 22, 2014

Final Hearing Date: August 18, 2014

Local Contact: Rosemary Johnson Phone No: 503-338-5183

Regional Representative: Patrick Wingard

**BEND**

LOCAL FILE # : PZ-14-0430

DLCD FILE # : 004-14

Proposal

Summary:

Amend the Development Code Chapter 3.4 Public Improvement Standards to clarify requirements regarding the construction of sidewalks and curbs and update the chapter to be consistent with other sections of the code and with current public construction requirements regarding medians.

Locally Identified Affected Agencies:

None

Proposal Received: June 5, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date: August 6, 2014

Local Contact: Colin Stephens Phone No: 541-693-2119

Regional Representative: Scott Edelman

**GRANTS PASS**

LOCAL FILE # : 14-40200001

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Comprehensive Plan Element 13 and the Development Code Articles 4 and 12 to repeal provisions for Urban Reserve (UR) Zoning District.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Josephine County

Proposal Received: May 30, 2014

First Evidentiary Hearing Date: July 9, 2014

Final Hearing Date: August 6, 2014

Local Contact: Lora Glover Phone No: 541-450-6071

Regional Representative: Josh LeBombard

**GRANTS PASS**

LOCAL FILE # : 14-40200002

DLCD FILE # : 002-14

Proposal  
Summary:

Amend the Comprehensive Plan and Zoning Maps from Rural Industrial to Industrial for 45.00 acres located at 36-05-22-00 TL 200, 300, 400, and 36-05-22-C TL 100 and 600.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Josephine County

Proposal Received: May 30, 2014

First Evidentiary Hearing Date: July 9, 2014

Final Hearing Date: August 6, 2014

Local Contact: Lora Glover Phone No: 541-450-6071

Regional Representative: Josh LeBombard

**HILLSBORO**

LOCAL FILE # : HCP 002-14

DLCD FILE # : 006-14

Proposal  
Summary:

Amend the Comprehensive Plan to replace references to "Zoning Ordinance" and "Subdivision Ordinance" with "Community Development Code" and amend several sections of the Comprehensive Plan text inconsistent with new Community Development Code language.

Locally Identified Affected Agencies:

Metro

Proposal Received: June 3, 2014

First Evidentiary Hearing Date: July 9, 2014

Final Hearing Date: July 9, 2014

Local Contact: Debbie Raber Phone No: 503-681-6155

Regional Representative: Anne Debbaut

**KEIZER**

LOCAL FILE # : 2014-013

DLCD FILE # : 004-14

Proposal

Summary:

Amend the Development Code Section 2.204 Nonconforming Uses to clarify numerous ambiguities.

Locally Identified Affected Agencies:

None

Proposal Received: May 30, 2014

First Evidentiary Hearing Date: July 9, 2014

Final Hearing Date: August 4, 2014

Local Contact: Sam Litke Phone No: 503-856-3442

Regional Representative: Angela Lazarean

**MARION COUNTY**

LOCAL FILE # : ZC/CP 14-004

DLCD FILE # : 006-14

Proposal

Summary:

Exception to Statewide Planning Goal 3 Agricultural Land and Goal 14 Urbanization for 13.98 acres. Amend the Comprehensive Plan Map from Special Agriculture to Rural Residential and the Zoning Map from Special Agriculture (SA) to Acreage Residential (AR-5) for 13.98 acres located at 5612 Gath Road SE, Salem. T8S R1W Sec 29D TL 900

Locally Identified Affected Agencies:

Salem

Proposal Received: June 5, 2014

First Evidentiary Hearing Date: July 23, 2014

Final Hearing Date: August 27, 2014

Local Contact: Brandon Reich Phone No: 503-588-5038

Regional Representative: Angela Lazarean

**NEWBERG**

LOCAL FILE # : ANX-14-001

DLCD FILE # : 001-14

Proposal  
Summary:

Annex four islands of unincorporated land within the city and one city owned property totaling 14.80 acres located along Springbrook Road and at 2716 Wynooski Road. See supporting documents for specific locations.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Oregon Department of State Lands, Newberg School District, Chehalem Park and Recreation District, Newberg Rural Fire District

Proposal Received: May 30, 2014

First Evidentiary Hearing Date: July 7, 2014

Final Hearing Date: July 21, 2014

Local Contact: Steve Olson Phone No: 503-537-1215

Regional Representative: Angela Lazarean

**POLK COUNTY**

LOCAL FILE # : ZC 14-01

DLCD FILE # : 004-14

Proposal  
Summary:

Amend the Zoning Map from Suburban Residential (SR) to Light Industrial (LI) for 7.50 acres located at 875 S. Pacific Highway West, Monmouth.

Locally Identified Affected Agencies:

Monmouth

Proposal Received: May 30, 2014

First Evidentiary Hearing Date: July 8, 2014

Final Hearing Date: August 6, 2014

Local Contact: Sam Thomas Phone No: 503-623-9237

Regional Representative: Angela Lazarean

**SILVERTON**

LOCAL FILE # : UGB-14-01 & CP-14-01

DLCD FILE # : 001-14

Proposal  
Summary:

Expand the Urban Growth Boundary (UGB) to add 40.00 acres. Amend the Comprehensive Plan Map to apply the Public designation to the 40.00 acres located at 071W0100100. This proposal was submitted 34 days prior to the first hearing date and without text. **Withdrawal notice submitted on 6/6/2014** due to further information and materials are needed.

Locally Identified Affected Agencies:  
Marion County

Proposal Received: June 4, 2014  
First Evidentiary Hearing Date: July 8, 2014  
Final Hearing Date: October 6, 2014  
Local Contact: Jason Gottgetreu Phone No: 503-874-2212  
Regional Representative: Angela Lazarean

**SISTERS**

LOCAL FILE # : TA 14-02

DLCD FILE # : 002-14

Proposal  
Summary:

Amend the Development Code Chapter 2.13 Sun Ranch Residential to reduce the 50' boundary setback to 24', reducing the minimum spacing between driveways from 30' to 15', to allow the number of attached units in a row from 2 to 4; also includes permitting manufactured homes, family childcare, vacation rentals, accessory dwellings, structures and uses & residential homes for property located at 15004BD00100 and 800.

Locally Identified Affected Agencies:  
None

Proposal Received: June 4, 2014  
First Evidentiary Hearing Date: July 17, 2014  
Final Hearing Date: August 14, 2014  
Local Contact: Pauline Hardie Phone No: 541-323-5208  
Regional Representative: Scott Edelman

**WEST LINN**

LOCAL FILE # : ANX-14-01

DLCD FILE # : 001-14

Proposal  
Summary:

Annex 2.95 acres located at 1430 Rosemont Road into the City. The property is already within the Urban growth boundary.

Locally Identified Affected Agencies:

Oregon Department of Revenue, Clackamas County, Metro, Tri-City Service District

Proposal Received: June 4, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date: July 14, 2014

Local Contact: Peter Spir Phone No: 503-723-2539

Regional Representative: Jennifer Donnelly

**WEST LINN**

LOCAL FILE # : ANX-14-02

DLCD FILE # : 002-14

Proposal  
Summary:

Annex 4.90 acres located at 22850 and 22848 Weatherhill Road into the city. The property is located within the Urban Growth Boundary.

Locally Identified Affected Agencies:

Oregon Department of Revenue, Clackamas County, Metro, Tri-City Service District

Proposal Received: June 4, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date: July 14, 2014

Local Contact: Peter Spir Phone No: 503-723-2539

Regional Representative: Jennifer Donnelly

**WEST LINN**

LOCAL FILE # : ANX-14-03

DLCD FILE # : 003-14

Proposal  
Summary:

Annex 2.126 acres located at 23128 Bland Circle into the city. The property is located within the Urban Growth Boundary.

Locally Identified Affected Agencies:

Oregon Department of Revenue, Clackamas County, Metro, Tri-City Service District

Proposal Received: June 4, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date: July 14, 2014

Local Contact: Peter Spir Phone No: 503-723-2539

Regional Representative: Jennifer Donnelly

cc: Regional Representatives