



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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June 18, 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 06/05/2015 and 06/11/2015. 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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## **Bay City**

**Local File #:** 15-05

**DLCDC File #:** 001-15

### **Proposal Summary:**

Amend the Zoning Map from North High Intensity Zone to South High Intensity Zone for less than one acres located at 1N 10W 34DD TL 9000.

### **Locally Identified Affected Agencies:**

None

**Proposal Received:** June 10, 2015

**First Evidentiary Hearing:** July 15, 2015

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

**Local Contact:** Sabrina Pearson

**Phone:** 503-377-2288

**Regional Representative:** Patrick Wingard

**Corvallis**

**Local File #:** ZDC 15-00002

**DLCD File #:** 004-15

**Proposal Summary:**

Amend the Zoning Map from General Industrial to Mixed Use Employment for 1.80 acres located at 12-5-02BB TL 16400 & 16500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 10, 2015

**First Evidentiary Hearing:** August 19, 2015

**Final Hearing Date:** November 02, 2015

**Local Contact:**

**Phone:**

**Regional Representative:** Ed Moore

**Forest Grove**

**Local File #:** ANX-15-00537

**DLCD File #:** 004-15

**Proposal Summary:**

Annex 1.55 acres into the city. Amend the Zoning Map from County Extensive Industrial to City General Industrial for 1.55 acres located at 1S306CB00500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 09, 2015

**First Evidentiary Hearing:** July 20, 2015

**Final Hearing Date:** August 17, 2015

**Local Contact:** Daniel Riordan

**Phone:** 503-992-3226

**Regional Representative:** Anne Debbaut

**Happy Valley**

**Local File #:** ANN-01-15

**DLCD File #:** 009-15

**Proposal Summary:**

Annex 28.05 acres into the city and leave the County RRF-5 for both the Comprehensive Plan and Zoning Maps for properties located at 2S 3E 7AD TL 00801, 00800, 00700, 00600, 2S 3E 07A TL 00900 & 2S 33E 07A TL 00900.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 05, 2015

**First Evidentiary Hearing:** July 07, 2015

**Final Hearing Date:** July 07, 2015

**Local Contact:** Justin Popilek

**Phone:** 503-783-3810

**Regional Representative:** Jennifer Donnelly

**Hillsboro**

**Local File #:** ZC-004-15

**DLCD File #:** 011-15

**Proposal Summary:**

Amend the Zoning Map from Single Family Residential (SFR-7) to Multi-Family Residential (MFR-1) for 0.24 acres located at 1S209AD0 TL 4100

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** June 10, 2015

**First Evidentiary Hearing:** July 15, 2015

**Final Hearing Date:**

**Local Contact:** John Boren

**Phone:** 503-681-5292

**Regional Representative:** Anne Debbaut

**Myrtle Point**

**Local File #:** 1937 Roseburg Rd

**DLCD File #:** 001-15

**Proposal Summary:**

Amend the Zoning Map from Light Industrial (LI) to Single Family Residential (R1) for 4.56 acres located at 29S 12W 16DC TL 3600.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** June 11, 2015

**First Evidentiary Hearing:** August 03, 2015

**Final Hearing Date:**

**Local Contact:** Darin Nicholson

**Phone:** 541-572-2626

**Regional Representative:** Dave Perry

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**Philomath**

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

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Comprehensive Plan Map from Public to Low Density Residential; and the Zoning Map from Public to Single Family Residential 3.46 acres located at 12612D TL 00500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 11, 2015

**First Evidentiary Hearing:** July 20, 2015

**Final Hearing Date:** July 27, 2015

**Local Contact:** Jim Minard

**Phone:** 541-929-6148

**Regional Representative:** Ed Moore

**Sherman County****Local File #:** 2015-03**DLCD File #:** 001-15**Proposal Summary:**

Amend the Comprehensive Plan - Goal 5 Mineral & Resource Inventory to include a proposed aggregate site. Amend the Comprehensive Plan Map from Exclusive Farm Use (F-1) to Mineral & Resource site for 14.00 acres located at 2S 16E 10 TL 1200.

**Locally Identified Affected Agencies:**

Oregon Department of Geology And Mineral Industries

**Proposal Received:** June 05, 2015

**First Evidentiary Hearing:** July 13, 2015

**Final Hearing Date:** July 15, 2015

**Local Contact:** Georgia Macnab

**Phone:** 541-565-3601

**Regional Representative:** Jon Jinings

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**Tigard****Local File #:** CPA2015-00004 & ZON2**DLCD File #:** 005-15**Proposal Summary:**

Amend the Comprehensive Map from 37.40 acres of Light Industrial (IL), 3.1 acres of Professional Commercial (CP), and 2.1 acres of Low Density Residential to 18.3 acres of Light Industrial and 24.2 acres of Mixed Use Employment (MUE). Amend the Zoning Map from 37.4 acres of Industrial Park (I-P), 3.1 acres of Professional/Administrative Commercial (C-P), and 2.1 acres of Low-Density Residential (R-3.5) to 18.3 acres of I-P and 24.2 acres of MUE. This proposal includes a total of 85.10 acres.

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** June 11, 2015

**First Evidentiary Hearing:** July 20, 2015

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

**Local Contact:** Gary Pagenstecher

**Phone:** 503-718-2434

**Regional Representative:** Anne Debbaut

**Washington County****Local File #:** Ord 800**DLCD File #:** 006-15**Proposal Summary:**

Amend the Community Development Code Section 106, 201, 406, 413, 430, and 610, as follows:

1. Allow written testimony by email, 2. Clarify application for model homes, 3. Expand existing review for mixed solid waste and recycling storage facilities, 4. Expand options for required on-street parking in urban residential areas, 5. Allow conversion of automobile parking spaces to bicycle parking, and 6. Make certain EFC applications a Type I process.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 05, 2015

**First Evidentiary Hearing:** July 15, 2015

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

**Local Contact:** Mike Dahlstrom

**Phone:** 503-846-8101

**Regional Representative:** Jon Jinings

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**Washington County****Local File #:** Ord. 801**DLCD File #:** 007-15**Proposal Summary:**

Amend the North Bethany Subarea Plan to address a width reduction to the adopted Natural Features Buffer with Fencing and urban/rural compatibility requirements. Amend the Development Code Section 390 to incorporate screening and buffering requirements and standards.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 10, 2015

**First Evidentiary Hearing:** July 15, 2015

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

**Local Contact:** Robert Fraley

**Phone:** 503-846-8817

**Regional Representative:** Jon Jinings

**Wilsonville**

**Local File #:** DB 15-0030 (DB 15-00

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Zoning Map from Public Facility (PF) to Village (V) for 3.44 acres located at 3S1W15AC02700.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 08, 2015

**First Evidentiary Hearing:** July 13, 2015

**Final Hearing Date:** August 17, 2015

**Local Contact:** Blaise Edmonds

**Phone:** 503-682-4960

**Regional Representative:** Jennifer Donnelly

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**Wilsonville**

**Local File #:** DB15-0011

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Zoning Map from Public Facility (PF) to Village (V) for 1.57 acres located at 3S1W15AC03500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 08, 2015

**First Evidentiary Hearing:** July 13, 2015

**Final Hearing Date:** August 03, 2015

**Local Contact:** Michael Wheeler

**Phone:** 503-682-4960

**Regional Representative:** Jennifer Donnelly

**Yamhill County**

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

**DLCD File #:** 002-15

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps to exchange land zoned Exclusive Farm Use (EFU) and Resource Industrial for approximately 8.00 acres located at 5.3.09 TL 02100 & 00100.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** June 08, 2015

**First Evidentiary Hearing:** July 16, 2015

**Final Hearing Date:** July 30, 2015

**Local Contact:** Ken Friday

**Phone:** 503-434-7516

**Regional Representative:** Jon Jinings