

June 13, 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 June 6, 2014 and June 12, 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.

**COTTAGE GROVE**

Local File # : CPA 2-14

DLCD File # : 004-14

Proposal

Summary:

Amend the Transportation System Plan (TSP) by adopting the 2014 Main Street Refinement Plan.

Locally Identified Affected Agencies:

None

Proposal Received: June 10, 2014

First Evidentiary Hearing Date: July 16, 2014

Final Hearing Date: September 8, 2014

Local Contact: Amanda Ferguson Phone No: 541-942-3340

Regional Representative: Ed Moore

**DAYTON**

LOCAL FILE # : LA-2014-001

DLCD FILE # :001-14

Proposal  
Summary:

Amend the Development Code in the following areas: Chapter 7.2.111.02 Central Business Area Overlay Zone to add new sign code provisions; Chapter 7.2.103 Single Family Residential and Chapter 7.2.104 Medium Density Residential to add Bed & Breakfast as permitted uses; Chapter 7.2.408 Recreational Vehicle Parks to update the standards for long term parking in residential districts; and to add Medical Marijuana Facilities definitions and standards in the Industrial and Commercial zones. This proposal was submitted 30 days prior to the first hearing date.

Locally Identified Affected Agencies:  
Oregon Health Authority

Proposal Received: June 10, 2014  
First Evidentiary Hearing Date: July 10, 2014  
Final Hearing Date: July 21, 2014  
Local Contact: Renata Wakeley Phone No: 503-588-6177  
Regional Representative: Angela Lazarean

**DUNDEE**

LOCAL FILE # : LURA 14-03

DLCD FILE # :001-14

Proposal  
Summary:

Amend the Development Code Commercial Zones to create pedestrian friendly development in the City's core; adding more auto-oriented commercial uses at the outskirts of downtown. These include updating the standards for uses in the CBD and C zones, changes to special use standards, replace commercial victorian overlay with new site design standards and architectural features matrix. Amend the Comprehensive Plan Map from Low Density Residential to Commercial and from Commercial to Light Industrial; and the Zoning Map from Residential (R-2 and R-3) to Commercial Business District (CBD) and from Commercial to Light Industrial (LI) for a total of 30.31 acres located along Highway 99W from 1st street to Parks.

Locally Identified Affected Agencies:  
None

Proposal Received: June 11, 2014  
First Evidentiary Hearing Date: July 16, 2014  
Final Hearing Date: August 19, 2014  
Local Contact: Jessica Pelz Phone No: 503-554-7744  
Regional Representative: Angela Lazarean

**JUNCTION CITY**

LOCAL FILE # : RZ-14-01

DLCD FILE # : 002-14

Proposal

Summary:

Amend the Zoning Map from Professional/ Technical (PT) to Multi-Family Residential for 1.00 acres; from Professional/ Technical (PT) to Duplex Residential (R-2) from 9.00 acres and from Professional/ Technical (PT) to Single Family Residential (R1) for 74.51 acres located at 15-04-31-00 TL 02400 and 02500. This proposal includes a total of 84.51 acres. This proposal was submitted without text.

Locally Identified Affected Agencies:

Lane County

Proposal Received: June 9, 2014

First Evidentiary Hearing Date: July 15, 2014

Final Hearing Date: August 12, 2014

Local Contact: Tere Andrews Phone No: 541-998-4763

Regional Representative: Ed Moore

**JUNCTION CITY**

LOCAL FILE # : AMD-14-01/RZ-14-02

DLCD FILE # : 003-14

Proposal

Summary:

Amend the Development Code the Residential (R2) zone by adding RV Parks as a conditional use. Annex 13.28 acres into the City. Amend the Zoning Map from County zone (RR5) to City Duplex Residential (R2), from County zone (C3) to City General Commercial (GC) and another lot from County zone (RR5) to City Residential (R1) for a total of 13.26 acres located at 16-04-05-32 TL 00500, 01002 and 0001004 is (R2); TL 00900, 01000 and 01006 is (GC) and TL 00509 is (R1). This proposal was submitted without text.

Locally Identified Affected Agencies:

Lane County

Proposal Received: June 9, 2014

First Evidentiary Hearing Date: July 15, 2014

Final Hearing Date: August 12, 2014

Local Contact: Tere Andrews Phone No: 541-998-4763

Regional Representative: Ed Moore

**JUNCTION CITY**

LOCAL FILE # : RZ-14-03

DLCD FILE # : 004-14

Proposal

Summary:

Amend the Zoning Map from County zone (E40) to City General Commercial for 40.60 acres located at 16-04-08-00 TL 00700 and 16-04-08-31 TL 00400. This proposal was submitted without text.

Locally Identified Affected Agencies:

Lane County

Proposal Received: June 9, 2014

First Evidentiary Hearing Date: July 15, 2014

Final Hearing Date: August 12, 2014

Local Contact: Tere Andrews Phone No: 541-998-4763

Regional Representative: Ed Moore

**MARION COUNTY**

LOCAL FILE # : LA 14-2

DLCD FILE # : 007-14

Proposal

Summary:

Amend the Development Code Chapters 16.19 and 17.178 regarding the floodplain zones to change the definition of Substantial Damage and Substantial Improvement and to adopt additional exemptions to the regulations of the overlay zones.

Locally Identified Affected Agencies:

Federal Emergency Management Agency (FEMA)

Proposal Received: June 11, 2014

First Evidentiary Hearing Date: July 23, 2014

Final Hearing Date: July 23, 2014

Local Contact: Brandon Reich Phone No: 503-566-4175

Regional Representative: Angela Lazarean

**OREGON CITY**

LOCAL FILE # : LE-14-004

DLCD FILE # : 004-14

Proposal  
Summary:

Amend the Transportation System Plan (TSP) to include the Linn Avenue, Leland Road and Meyers Road Corridor Plan to address multi-modal facility deficiencies (transit, pedestrian and bicycle) and to provide a complete multi-modal route along the corridor.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Metro, Clackamas County, Tri-Met, Clackamas River Water District, Tri-City Sewer District, Water Environment Services

Proposal Received: June 9, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date:

Local Contact: Pete Walter Phone No: 503-496-1568

Regional Representative: Jennifer Donnelly

**SALEM**

LOCAL FILE # : CA 14-03

DLCD FILE # : 011-14

Proposal  
Summary:

Amend the Development Code Chapter 617 related to the Riverfront Overlay to add non-profit shelters as a conditional use.

Locally Identified Affected Agencies:

None

Proposal Received: June 6, 2014

First Evidentiary Hearing Date: July 15, 2014

Final Hearing Date: July 15, 2014

Local Contact: Bruce Bishop Phone No: 503-540-2399

Regional Representative: Angela Lazarean

**SALEM**

LOCAL FILE # : CA 14-02

DLCD FILE # : 012-14

Proposal

Summary:

Amend the Development Code to provide greater flexibility for Mobile Food Units.

Locally Identified Affected Agencies:

None

Proposal Received: June 9, 2014

First Evidentiary Hearing Date: July 14, 2014

Final Hearing Date: July 14, 2014

Local Contact: Aaron Panko Phone No: 503-540-2356

Regional Representative: Angela Lazarean

cc: Regional Representatives