



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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July 27, 2015

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 07/10/2015 and 07/16/2015. 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.

Clatsop County

Local File #: 15-04

DLCD File #: 003-15

Proposal Summary:

Amend the Comprehensive Plan and Development Code to establish standards for a Tsunami Hazard Overlay zone. Amend the Comprehensive Plan to add the Tsunami Hazard Overlay zone to 32.00 located at 8N 6W 36 TL 408.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of State Lands, Oregon Department of Geology And Mineral Industries

Proposal Received: July 10, 2015

First Evidentiary Hearing: August 18, 2015

Final Hearing Date: December 30, 2015

Local Contact: Jennifer Bunch

Phone: 503-325-8611

Regional Representative: Patrick Wingard

Dundee**Local File #:** LA 2015-01**DLCD File #:** 004-15**Proposal Summary:**

Amend the Development Code Chapter 17.306 Signs and Chapter 17.406 Adjustment/Variance regulations to differentiate between adjustments and variances.

Locally Identified Affected Agencies:

None

Proposal Received: July 15, 2015**First Evidentiary Hearing:** August 19, 2015**Final Hearing Date:** September 15, 2015**Local Contact:** Jim Jacks**Phone:** 503-540-1619**Regional Representative:** Angela Lazarean

Eugene**Local File #:** Z 15-5**DLCD File #:** 006-15**Proposal Summary:**

Annex 122.00 acres into the city. Amend the Zoning Map from Agricultural (AG) with an overlay zone of Water Resources Conservation (/WR) to Low Density Residential (R-1) with an overlay zone of Planned Unit Development (/PD) and Water Resources Conservation (/WR) or a new base zone of Park, Recreation & Open Space for 92.36 acres - TL 00701 & 8.85 acres - TL 00703; and from Agricultural (AG) with an overlay zone of Water Resources Conservation (/WR) to Open Space (PRO) with an overlay zone of Planned Unit Development (/PD) and Water Resources Conservation (/WR) for 6.01 acres - TL 00701 & 14.46 - TL 00703. This proposal includes a total of 121.68 acres located at 18-03-10-00, Lots 701 and 703.

Locally Identified Affected Agencies:

Lane County

Proposal Received: July 13, 2015**First Evidentiary Hearing:** August 26, 2015**Final Hearing Date:****Local Contact:** Erik Berg-Johansen**Phone:** 541-682-5437**Regional Representative:** Ed Moore

Happy Valley

Local File #: ANN-04-15/CPA~09-15/

DLCD File #: 011-15

Proposal Summary:

Annex 7.00 acres into the city. Amend the Comprehensive Plan and Zoning Maps from County Residential (R-15) to City Mixed Use Commercial (MUC) for 7.00 acres located at 12E28AD10200.

Locally Identified Affected Agencies:

Metropolitan Service District, Clackamas County

Proposal Received: July 15, 2015

First Evidentiary Hearing: August 11, 2015

Final Hearing Date: September 01, 2015

Local Contact: Michael Walter

Phone: 503-783-3839

Regional Representative: Jennifer Donnelly

Happy Valley

Local File #: ANN-05-15/CPA-10-15/

DLCD File #: 010-15

Proposal Summary:

Annex 3.00 acres in to the city. Amend the Comprehensive Plan and Zoning Maps from County Office Apartment (OA) to City Mixed-Use Commercial for 3.00 acres located at 2S 2E 2BD TL 00100, 00200, 00101 & 00400.

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: July 13, 2015

First Evidentiary Hearing: August 18, 2015

Final Hearing Date: August 18, 2015

Local Contact: Michael Walter

Phone: 503-783-3839

Regional Representative: Jennifer Donnelly

Hillsboro**Local File #:** ZC-005-15**DLCD File #:** 013-15**Proposal Summary:**

Annex 422.55 acres into the city. Amend the Zoning Map from County (FD-20) Future Development - 20 to City (MFR-3) Multi-Family Residential, (MFR-2) Multi Family Residential, (MFR-1) Multi-Family Residential, (SFR 4.5) Single Family Residential, (SFR-6) Single Family Residential, (SFR-7) Single Family Residential, (SFR-8) Single-Family Residential and (MU-VTC) Mixed Use – Village Town Center for 422.55 acres located at 1S2110001600 and 1S2140002600.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: July 15, 2015

First Evidentiary Hearing: August 18, 2015

Final Hearing Date:

Local Contact: Ruth Klein

Phone: 503-681-6465

Regional Representative: Anne Debbaut

Sandy**Local File #:** 15-028 ANN**DLCD File #:** 006-15**Proposal Summary:**

Annex 0.88 acres into the city. Amend the Comprehensive Plan Map from County Rural to City Commercial; and the Zoning Map from County Rural Residential/Farm-Forest-5 (RRFF-5) to City General Commercial (C-2) 0.88 acres located at 2S 4E 14 TL 901 & 1000.

Locally Identified Affected Agencies:

Clackamas County

Proposal Received: July 13, 2015

First Evidentiary Hearing: August 17, 2015

Final Hearing Date: August 17, 2015

Local Contact: Tracy Brown

Phone: 503-668-4886

Regional Representative: Jennifer Donnelly

Washington County**Local File #:** Ord 804**DLCD File #:** 011-15**Proposal Summary:**

Amend the Development Code to change existing language related to time, place, and manner regulations of medical marijuana dispensaries, replacing "Medical Marijuana Dispensary" with "Marijuana Facility" and define these terms; and to change various sections to reflect these changes.

Locally Identified Affected Agencies:

Oregon Health Authority, Washington County, Oregon Liquor Control Commission

Proposal Received: July 14, 2015

First Evidentiary Hearing: August 19, 2015

Final Hearing Date: September 15, 2015

Local Contact: Stephen Shane

Phone: 503-846-3717

Regional Representative: Anne Debbaut

Washington County**Local File #:** Ord 805**DLCD File #:** 010-15**Proposal Summary:**

Amend the Comprehensive Framework Plan Policy 43 of the North Bethany Subarea for the Urban Area, the Transportation System Plan Functional Classification map, and the North Bethany Subarea Plan Chapter 2 to remove a segment of Primary Street P2 between NW Kaiser Road and Primary Street P3 and modify the number and location of planned north-south pedestrian trail crossings of Bethany Creek to accommodate a wetland for 55.00 acres located at 1N1W 17DB TL 8400, 8500, 8600, 8700, 8800; 1N1W 17A TL 706, 803; and 1N1W 17AD TL 3800, 4700.

Locally Identified Affected Agencies:

Metro

Proposal Received: July 13, 2015

First Evidentiary Hearing: August 19, 2015

Final Hearing Date: September 15, 2015

Local Contact: Robert Fraley

Phone: 503-846-8817

Regional Representative: Anne Debbaut