



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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August 5, 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 07/29/2016 and 08/04/2016. 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.

Creswell

Local File #: ANNEX-2016-03/ZC-201

DLCD File #: 003-16

Proposal Summary:

Annex 0.88 acres into the city. Amend the Comprehensive Plan Map from County to City; and the Zoning Map from Agriculture, Grazing, and Timber Raising - 5 acre min. (AGTS) to City zoning designation Low-density Residential (RL) for 0.88 acres located at 33482 and 33492 Nieblock Lane, M/TL 19-03-11-00 TL 6502 and 6503.

Locally Identified Affected Agencies:

Lane County

Proposal Received: August 02, 2016

First Evidentiary Hearing: September 12, 2016

Final Hearing Date: September 12, 2016

Local Contact: Madeline Phillips

Phone: 541-895-2531

Regional Representative: Ed Moore

Durham

Local File #: PA 16-01

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code Section 7.2 Flood Management Area in compliance with new FIRM and FIS report.

Locally Identified Affected Agencies:

None

Proposal Received: August 02, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: October 25, 2016

Local Contact: Carole Connell

Phone: 503-297-6660

Regional Representative: Anne Debbaut

Elkton

Local File #: 2016-1

DLCD File #: 001-16

Proposal Summary:

Amend the Zoning Map from Residential (R-1) to Commercial (C-1) for 0.38 acres located at T22, R07, Sec19DD, TL4600, 4700, 4800.

Locally Identified Affected Agencies:

None

Proposal Received: August 02, 2016

First Evidentiary Hearing: September 08, 2016

Final Hearing Date: October 13, 2016

Local Contact: Gary Trout

Phone: 541-584-2547

Regional Representative: Josh LeBombard

Eugene

Local File #: Z 16-2

DLCD File #: 006-16

Proposal Summary:

Amend the Zoning Map from Agricultural to Single Family Residential (R1) for 2.95 acres located at 17-03-08-31/03600, 03700, 03800, 03900, 3445, 3455, 3463, 3800, 3900 Gilham.

Locally Identified Affected Agencies:

None

Proposal Received: August 04, 2016

First Evidentiary Hearing: September 21, 2016

Final Hearing Date:

Local Contact: Althea Sullivan

Phone: 541-682-5282

Regional Representative: Ed Moore

Hillsboro

Local File #: ZC-010-16

DLCD File #: 016-16

Proposal Summary:

Amend the Zoning Map from HSID Helvetia Special Industrial District to I-S Industrial Sanctuary for 45.38 acres located at 1N2150000600.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: August 01, 2016

First Evidentiary Hearing: September 07, 2016

Final Hearing Date: September 07, 2016

Local Contact: Andrew Crampton

Phone: 503-681-6239

Regional Representative: Anne Debbaut

Hillsboro

Local File #: ZC-012-16

DLCD File #: 017-16

Proposal Summary:

Amend the Zoning Map from County Future Development (FD-20) to Single Family Residential (SFR 4.5), Single Family Residential (SFR 6), Single Family Residential (SFR 7), Mixed Use Village Town Center (MU-VTC), Duplex Residential (MFR-1) and Multi-Family Residential (MFR-3) for 186.30 acres located at 1S2-14DB Lots 100, 101, 200, 500 and 1S2-14 Lot 1900.

Locally Identified Affected Agencies:

None

Proposal Received: August 02, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: September 20, 2016

Local Contact: John Boren

Phone: 503-681-5292

Regional Representative: Anne Debbaut

Junction City

Local File #: A-16-01 and RZ-16-01

DLCD File #: 005-16

Proposal Summary:

Annex 6.82 acres into the City. Amend the Zoning Map from County Residential (RR5) to City Medium Density Residential for 6.82 acres located at 1635 W 10th, 15-04-31-42-01800.

Locally Identified Affected Agencies:

Lane County

Proposal Received: July 29, 2016

First Evidentiary Hearing: September 21, 2016

Final Hearing Date: November 08, 2016

Local Contact: Jordan Cogburn

Phone: 541-998-4763

Regional Representative: Ed Moore

King City**Local File #:** 16-03**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Chapter 16.140 to comply with the new FEMA requirements. This will include adoption of the new FEMA FIRM maps along with several changes to general definitions in CDC Chapter 16.24.

Locally Identified Affected Agencies:

None

Proposal Received: August 03, 2016**First Evidentiary Hearing:** September 07, 2016**Final Hearing Date:** September 19, 2016**Local Contact:** Keith Linden**Phone:** 503-757-5501**Regional Representative:** Anne Debbaut

Lowell**Local File #:** 160906**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Public Land (PL) to Single Family Residential (R-1) for an unspecified amount of acres located at 19 01 11 33 TL5200. This proposal was submitted without supporting documents.

Locally Identified Affected Agencies:

None

Proposal Received: August 04, 2016**First Evidentiary Hearing:** September 06, 2016**Final Hearing Date:** September 06, 2016**Local Contact:** Jared Cobb**Phone:** 541-937-2157**Regional Representative:** Ed Moore

Milton-Freewater**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Industrial and Residential to Public Lands for 12.00 acres located at 120 S.E. 9th Avenue, SN3512AC Tax Lots 1900, 2000 and 2001

Locally Identified Affected Agencies:

None

Proposal Received: August 01, 2016**First Evidentiary Hearing:** September 06, 2016**Final Hearing Date:** October 03, 2016**Local Contact:** Gina Hartzheim**Phone:** 541-938-8234**Regional Representative:** Grant Young

Portland**Local File #:** Mass Shelter and Hou**DLCD File #:** 010-16**Proposal Summary:**

Amend the Development Code Chapters 33.120, 33.140, 33.285, 33.720, 33.815, 33.825 and 33.846 to simplify regulations and improve flexibility for the siting of mass shelters and short-term housing. The project also allows affordable housing projects to elect an alternative discretionary design review or historic review process.

Locally Identified Affected Agencies:

Metro, Multnomah County

Proposal Received: August 04, 2016**First Evidentiary Hearing:** September 13, 2016**Final Hearing Date:** November 02, 2016**Local Contact:** Phil Nameny**Phone:** 503-823-7709**Regional Representative:** Anne Debbaut

Portland**Local File #:** New Chinatown/Japant**DLCD File #:** 009-16**Proposal Summary:**

Amend the Development Code to update the district-specific design guidelines for the New Chinatown/Japantown National Register Historic District. PCC 33.445.040 specifies the process by which historic district design guidelines are adopted. PCC 33.846.060 provides the process by which historic district design guidelines are used as approval criteria.

Locally Identified Affected Agencies:

None

Proposal Received: August 02, 2016**First Evidentiary Hearing:** September 12, 2016**Final Hearing Date:** September 26, 2016**Local Contact:** Brandon Spencer-Hartle**Phone:** 503-823-4641**Regional Representative:** Anne Debbaut

Salem**Local File #:** CPC-NPC-ZC16-08**DLCD File #:** 011-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Industrial to Commercial; and the Zoning Map from IP (Industrial Park) to CG (General Commercial) for 2.18 acres located at 560 Glen Creek Rd & 585-635 9th St NW (Polk Co Map & Tax Lot Nos. 073W21AD / 06400, 006500, 06603, 06701, 07100).

Locally Identified Affected Agencies:

None

Proposal Received: July 29, 2016**First Evidentiary Hearing:** September 06, 2016**Final Hearing Date:** September 06, 2016**Local Contact:** Aaron Panko**Phone:** 503-540-2356**Regional Representative:** Angela Lazarean

Salem

Local File #: CPC-ZC16-09

DLCD File #: 012-16

Proposal Summary:

Amend the Comprehensive Plan Map from Residential to Commercial; and the Zoning Map from Residential Single Family (RS) to Retail Commercial for 0.20 acres located at 3211 Duncan Ave. NE, 7S 3W 13BD 7600.

Locally Identified Affected Agencies:

None

Proposal Received: August 02, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: September 06, 2016

Local Contact: Olivia Glantz

Phone: 503-540-2343

Regional Representative: Angela Lazarean

Washington County

Local File #: Ord 816

DLCD File #: 009-16

Proposal Summary:

Amend the Transportation System Plan to adjust the lane numbers designation from 2 lanes to 4/5 lanes for Roy Rogers Road in the rural area between the cities of Tigard and Sherwood.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: August 01, 2016

First Evidentiary Hearing: September 07, 2016

Final Hearing Date: September 20, 2016

Local Contact: Steve Kelley

Phone: 503-846-3764

Regional Representative: Anne Debbaut