



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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[www.oregon.gov/LCD](http://www.oregon.gov/LCD)

August 12, 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 08/05/2016 and 08/11/2016. 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.

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## **Beaverton**

**Local File #:** TA2016-0004

**DLCD File #:** 007-16

### **Proposal Summary:**

Amend the Development Code to clarify language in Chapter 30 (Non-conforming Uses) to make the chapter easier to read and consistent with other areas of the Development Code. Changes to Chapter 40 (Applications) and Chapter 90 (Definitions) are possible.

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

Metropolitan Service District, Washington County

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** September 14, 2016

**Final Hearing Date:** November 01, 2016

**Local Contact:** Jana Fox

**Phone:** 503-532-3710

**Regional Representative:** Anne Debbaut

**Beaverton**

**Local File #:** TA2016-0005

**DLCD File #:** 008-16

**Proposal Summary:**

Amend the Development Code Chapters 20 (Land Uses), 40 (Applications), 60 (Special Requirements), and 90 (Definitions) to correct minor errors and inconsistencies to make the Code easier to understand and apply.

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** September 14, 2016

**Final Hearing Date:** November 01, 2016

**Local Contact:** Steve Regner

**Phone:** 503-526-2675

**Regional Representative:** Anne Debbaut

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**Bend**

**Local File #:** 16-0667

**DLCD File #:** 009-16

**Proposal Summary:**

Amend the Development Code Chapter 9.50 Signs to allow murals.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** October 10, 2016

**Final Hearing Date:** November 02, 2016

**Local Contact:** Pauline Hardie

**Phone:** 541-693-2153

**Regional Representative:** Scott Edelman

**Deschutes County**

**Local File #:** 247-16-000317-ZC and

**DLCD File #:** 003-16

**Proposal Summary:**

Amend the Comprehensive Plan Map from Agriculture to Rural Residential Except. Area; and the Zoning Map from Exclusive Farm Use to Multiple Use Agricultural for 36.39 acres located at 17-12-35, Tax Lot 1500.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** August 09, 2016

**First Evidentiary Hearing:** September 27, 2016

**Final Hearing Date:**

**Local Contact:** Chris Schmoyer

**Phone:** 541-317-3164

**Regional Representative:** Scott Edelman

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**Gaston**

**Local File #:** PA 16-01

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Development Code Section 152.209 Flood Plain Overlay Zone to comply with 2012 FEMA map and regulations and Section 152.307 Fence regulations to permit a fence made of vinyl material.

**Locally Identified Affected Agencies:**

Washington County

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** September 14, 2016

**Final Hearing Date:** October 12, 2016

**Local Contact:** Carole Connell

**Phone:** 503-297-6660

**Regional Representative:** Anne Debbaut

**Happy Valley****Local File #:** CPA-05-16/LDC-09-16/**DLCD File #:** 011-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Rural Residential Farm Forest - 5 Acres (RRFF-5) to Mixed Use Residential - Single-Family (MUR-S) for 19.98 acres located at 13E31C Tax Lot 6200.

**Locally Identified Affected Agencies:**

Metro, Clackamas County

**Proposal Received:** August 09, 2016

**First Evidentiary Hearing:** September 13, 2016

**Final Hearing Date:** October 04, 2016

**Local Contact:** Michael Cynkar

**Phone:** 503-783-3821

**Regional Representative:** Jennifer Donnelly

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**Marion County****Local File #:** LA2016-002**DLCD File #:** 004-16**Proposal Summary:**

Amend the Development Code Titles 16 and 17 regarding regulation of marijuana businesses.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 09, 2016

**First Evidentiary Hearing:** August 16, 2016

**Final Hearing Date:** September 14, 2016

**Local Contact:** Joe Fennimore

**Phone:** 503-552-5038

**Regional Representative:** Angela Lazarean

**Mill City****Local File #:** 2016-09**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to modify Section 17.44.060 "Parking", Sections 17.12.080 & 17.16.080 "Design Standards for New Homes", Section 17. 20.100 CC Zone - Site Plan Review, Add Chapter 17.76 "Site Plan Review" and related housekeeping amendments.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 07, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** October 25, 2016**Local Contact:** Stacie Cook**Phone:** 503-897-2302**Regional Representative:** Angela Lazarean

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**North Plains****Local File #:** 16-085**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to change the basis for the establishment of the areas of special flood hazard. The current code references "'The Flood Insurance Study of the City of North Plains, Oregon, Washington County, Oregon' dated March 16, 1989". The language will be changed to reference current adopted FEMA mapping.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 10, 2016**First Evidentiary Hearing:** September 14, 2016**Final Hearing Date:** October 03, 2016**Local Contact:** Heather Austin**Phone:** 503-887-2130**Regional Representative:** Anne Debbaut

**Rivergrove****Local File #:** 2016-01**DLCD File #:** 002-16**Proposal Summary:**

Adopting a new ordinance which adopts the FEMA Flood Insurance Rate Maps for Washington County. This will repeal Ordinance 70-2001. Adoption of this ordinance will ensure that we are in compliance with FEMA's national flood insurance program.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 08, 2016**First Evidentiary Hearing:** September 12, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Sheri Richards**Phone:** 503-970-5858**Regional Representative:** Jennifer Donnelly

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**Rivergrove****Local File #:** 2016-02**DLCD File #:** 003-16**Proposal Summary:**

Adopting a new ordinance which incorporates Title 13 Metro standards for Water Quality Resource areas. This will repeal Ordinance 70-2001. Currently, Ord. 70-2001 incorporates both Title 13 standards and FEMA standards for development in a flood hazard district. We are proposing that these be two separate new ordinances. (See also Form 1 for adopting new FEMA Flood Insurance Rate Maps)

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 08, 2016**First Evidentiary Hearing:** September 12, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Sheri Richards**Phone:** 503-970-5858**Regional Representative:** Jennifer Donnelly

**Rivergrove****Local File #:** 2016-03 Annex**DLCD File #:** 001-16**Proposal Summary:**

Adopting a new ordinance which will annex 7 properties into the City. The does not have its own Urban Growth Boundary (UGB) so this is not actually an amendment to that but it will change the Comprehensive Plan map. There is 4.37 acres located at 19075 Pilkington Road, TL 21E19BA02700; 19175 Pilkington Road, TL 21E19BA02900; 19065 Pilkington Road, TL 21E19BA02800; 5170 Dawn Ave, TL 21E19AB06304; 19235 Pilkington Road, TL R21E19BA04200; 19201 Pilkington Road, TL 21E19BA04100 and 5226 Dawn Ave, TL 21E19AB06300.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 08, 2016**First Evidentiary Hearing:** September 12, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Sheri Richards**Phone:** 503-970-5858**Regional Representative:** Jennifer Donnelly

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**Sherwood****Local File #:** PA 16-03**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code to comply with the recent map updates from the Federal Emergency Management Agency (FEMA) The proposed changes would include revisions to some of the floodplain related definitions and adoption of the new floodplain maps.

**Locally Identified Affected Agencies:**

Federal Emergency Management Agency

**Proposal Received:** August 05, 2016**First Evidentiary Hearing:** September 13, 2016**Final Hearing Date:** October 04, 2016**Local Contact:** Brad Kilby**Phone:** 503-625-4206**Regional Representative:** Anne Debbaut

**Sherwood**

**Local File #:** PA 16-06

**DLCD File #:** 007-16

**Proposal Summary:**

Amend the City's Stormwater Management Plan and incorporate it by reference in the existing comprehensive plan.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** September 13, 2016

**Final Hearing Date:** October 18, 2016

**Local Contact:** Bob Galati

**Phone:** 503-925-2303

**Regional Representative:** Anne Debbaut

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**Sherwood**

**Local File #:** PA 16-07

**DLCD File #:** 006-16

**Proposal Summary:**

Amend the Sanitary Master Plan and incorporate it by reference in the existing comprehensive plan.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 10, 2016

**First Evidentiary Hearing:** September 13, 2016

**Final Hearing Date:** October 18, 2016

**Local Contact:** Bob Galati

**Phone:** 503-925-2303

**Regional Representative:** Anne Debbaut

**St. Helens****Local File #:** CPZA.1.16**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan Map from SR (Suburban Residential) to GR (General Residential); and the Zoning Map Amendment from R7 (Moderate Residential) to R5 (General Residential) for 12.57 acres located at 4N1W-5BC-8400 & 7500, 4N1W-5BD-9100.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 10, 2016**First Evidentiary Hearing:** September 13, 2016**Final Hearing Date:** October 19, 2016**Local Contact:** Jennifer Dimsho**Phone:** 503-366-8207**Regional Representative:** Anne Debbaut

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**Stayton****Local File #:** 15-06/16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code Title 17 to establish Commerce Park Zone. This amendment was not proposed.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 11, 2016**First Evidentiary Hearing:** August 01, 2016**Final Hearing Date:****Local Contact:** Dan Fleishman**Phone:** 503-769-2998**Regional Representative:** Angela Lazarean