

August 15, 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 August 8, 2014 and August 14, 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.

**BAY CITY**

Local File # : 2014-03

DLCD File # : 001-14

Proposal  
Summary:

Amend the Comprehensive Plan to add Goal 7 Policies, Sections 5.108 Property Line Adjustments, 1.85 Shoreland 3 Zone, 5.1055 Transportation Studies; 1.725 Flood Hazard Zone. Amend the following areas: 1.3 & 1.35 Allowable Uses; 1.4 & 1.85 High, Moderate, Low Intensity Zones; 1.7 Hazards Overlay Zones; 1.75 Freshwater Wetland Zone; 3.25 Grading and Erosion Control Permit; 3.5 & 3.6 Off-Street Parking; 3.702 Yard Storage; 3.71 Bed & Breakfast; 3.8 Signs; 3.98 Use of Trailer/RV; 4 Info for Planning Apps; 10 Public Hearings; & 13.01 Definitions. Amend the Comprehensive Plan & Zoning Maps from Moderate Intensity Zone to Shoreland 3 Zone for an unspecified amount of acres located at 1S102CD TL 1100; 1S10W2CC (ALL).

Locally Identified Affected Agencies:

Oregon Department of State Lands, Tillamook County

Proposal Received: August 12, 2014

First Evidentiary Hearing Date: September 17, 2014

Final Hearing Date: October 14, 2014

Local Contact: Sabrina Pearson Phone No: 503-377-2288

Regional Representative: Patrick Wingard

**BEND**

LOCAL FILE # : PZ 14-0596

DLCD FILE # : 006-14

Proposal

Summary:

Amend the Comprehensive Plan and Zoning Maps from Commercial Convenience (CC) to Residential Standard Density for 2.00 17-12-29BD TL 01500.

Locally Identified Affected Agencies:

None

Proposal Received: August 13, 2014

First Evidentiary Hearing Date: September 25, 2014

Final Hearing Date: November 19, 2014

Local Contact: Amy Barry Phone No: 541-693-2114

Regional Representative: Scott Edelman

**BEND**

LOCAL FILE # : PZ 14-0624

DLCD FILE # : 007-14

Proposal

Summary:

Amend the Zoning Map from Residential Standard Density (RS) to Residential Medium Density for 0.36 acres 18-12-04CD TL 00600.

Locally Identified Affected Agencies:

None

Proposal Received: August 14, 2014

First Evidentiary Hearing Date: September 25, 2014

Final Hearing Date: September 25, 2014

Local Contact: Amy Barry Phone No: 541-693-2114

Regional Representative: Scott Edelman

**GRANTS PASS**

LOCAL FILE # : 14-40500007

DLCD FILE # : 008-14

Proposal  
Summary:

Amend the Comprehensive Plan and Development Code to update Industrial Uses. Amend the Comprehensive Plan Map from Industrial to Regional Significant Industrial Area (RSIA) for 136.00 acres located at 360621A0001106, 1107, 1108, 1109, 1110; 360521A0001105, 1100, 1103, 1104, 107, 307, 306, 305, 309; 3605220000300; 360522BC000100, 600; 360521A000900, 101, 102, 103, 104, 105, 109, 106, 301, 302, 309, 304; 3605220000200, 400.

Locally Identified Affected Agencies:  
Josephine County

Proposal Received: August 11, 2014  
First Evidentiary Hearing Date: September 17, 2014  
Final Hearing Date: November 5, 2014  
Local Contact: Lora Glover Phone No: 541-450-6071  
Regional Representative: Josh LeBombard

**HILLSBORO**

LOCAL FILE # : ZC-006-14

DLCD FILE # : 010-14

Proposal  
Summary:

Amend the Zoning Map from Single Family Residential (R-7) to Single Family Residential (R-6) for 0.95 acres located at 7275 SE Francis Street. 1S202CB00900.

Locally Identified Affected Agencies:  
Washington County, Metro

Proposal Received: August 13, 2014  
First Evidentiary Hearing Date: September 17, 2014  
Final Hearing Date:  
Local Contact: Jennifer Wells Phone No: 503-681-6214  
Regional Representative: Anne Debbaut

**HOOD RIVER**

LOCAL FILE # : 2014-11

DLCD FILE # : 001-14

Proposal  
Summary:

Amend the Zoning Map from General Commercial (C-2) to Light Industrial (LI) for 2.33 acres located at 3N10E25 TL 127, 128 and 129.

Locally Identified Affected Agencies:  
Oregon Department of Transportation

Proposal Received: August 8, 2014  
First Evidentiary Hearing Date: September 15, 2014  
Final Hearing Date: September 22, 2014  
Local Contact: Kevin Liburdy Phone No: 541-387-5224  
Regional Representative: Scott Edelman

**JACKSON COUNTY**

LOCAL FILE # : 14-00025-LRP

DLCD FILE # : 003-14

Proposal  
Summary:

Expand the Urban Growth Boundary for the City of Central Point to include 48.00 acres of Bear Creek Greenway and Open Space lands. Amend the Comprehensive Plan Map from County to Central Point Urban Growth Boundary Parks and Open Space for the 48.00 acres located at 36S-2W-34 TL 1100, 2100, 3100, and 3201. This proposal is related to 004-14 and 005-14.

Locally Identified Affected Agencies:  
Oregon Department of Transportation, Central Point

Proposal Received: August 14, 2014  
First Evidentiary Hearing Date: September 23, 2014  
Final Hearing Date: February 11, 2015  
Local Contact: Craig Anderson Phone No: 541-774-6918  
Regional Representative: Josh LeBombard

**JACKSON COUNTY**

LOCAL FILE # : 14-00029-LRP

DLCD FILE # : 004-14

Proposal

Summary:

Amend the Transportation System Plan (TSP) to adopt the Exit 35 (Seven Oaks) Interchange Area Management Plan (IAMP).

Locally Identified Affected Agencies:

Oregon Department of Transportation, Central Point

Proposal Received: August 14, 2014

First Evidentiary Hearing Date: September 23, 2014

Final Hearing Date: February 11, 2015

Local Contact: Craig Anderson Phone No: 541-774-6918

Regional Representative: Josh LeBombard

**JACKSON COUNTY**

LOCAL FILE # : 14-00030-LRP

DLCD FILE # : 005-14

Proposal

Summary:

Amend the Jackson County/ Central Point Urban Growth Management Agreement to address issues with long-term planning of Gibbons/Forest Acres requirements in Chapter 5, Section 2.9.5 of the Bear Creek Valley RPS Plan. This proposal is related to 003-14 and 004-14.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Central Point

Proposal Received: August 14, 2014

First Evidentiary Hearing Date: September 23, 2014

Final Hearing Date: February 11, 2015

Local Contact: Craig Anderson Phone No: 541-774-6918

Regional Representative: Josh LeBombard

**KEIZER**

LOCAL FILE # : 2014-18

DLCD FILE # : 006-14

Proposal  
Summary:

Amend the Development Code in the following sections Section 2.106 (Residential Commercial); 2.108 Commercial Office); 2.109 (Commercial Retail); 2.110 (Commercial Mixed Use); 2.112 (Commercial General); 2.113 Industrial Business District); 2.114 Industrial General); 2.115 Agricultural Industrial); 1.119 (Employment General) to allow Medical Marijuana Facilities as a Special Permitted Use consistent to the requirements in new Section 2.433 (Medical marijuana Facilities); and, to add a definition in Section 1.200 (Definitions).

Locally Identified Affected Agencies:

None

Proposal Received: August 11, 2014  
First Evidentiary Hearing Date: September 10, 2014  
Final Hearing Date: October 6, 2014  
Local Contact: Sam Litke Phone No: 503-856-3442  
Regional Representative: Angela Lazarean

**LAKE COUNTY**

LOCAL FILE # : 14-033-ZC/CPC

DLCD FILE # : 001-14

Proposal  
Summary:

Amend the Comprehensive Plan Map from Range (R) to Public (P); and the Zoning Map from Agriculture (AG) to Public Facility (PF) 2,656.00 acres located at 26S 20E and 27S 20E. This proposal was submitted 33 days prior to the first hearing date.

Locally Identified Affected Agencies:

Bureau of Land Management (BLM), Oregon Military Department

Proposal Received: August 14, 2014  
First Evidentiary Hearing Date: September 16, 2014  
Final Hearing Date:  
Local Contact: Darwin Johnson Phone No: 541-947-6036  
Regional Representative: Scott Edelman

**MONMOUTH**

LOCAL FILE # : LA 14-03

DLCD FILE # : 003-14

Proposal  
Summary:

Amend the Comprehensive Plan Map from High Density Residential to Public; and the Zoning Map from High Density Residential to Public Service College for 7.78 acres located at 8525DD TL 1101, 1103; 8525AA TL1100, 1101, 1102, 1104, 1106, 1107, 1108, 1112, 1116, 1113, 1111, 1114, 1110, 1109, 1105, 1115.

Locally Identified Affected Agencies:

None

Proposal Received: August 11, 2014

First Evidentiary Hearing Date: September 17, 2014

Final Hearing Date: October 21, 2014

Local Contact: Mark Fancey Phone No: 503-751-0147

Regional Representative: Angela Lazarean

**REDMOND**

LOCAL FILE # : PA-14-3

DLCD FILE # : 009-14

Proposal  
Summary:

Amend the Comprehensive Plan to add a definition of livability and policies and goals that address livability factors such as providing transportation choices and attractive streetscapes, promoting economic competitiveness, supporting energy efficient housing choices, and improving community aesthetics.

Locally Identified Affected Agencies:

None

Proposal Received: August 11, 2014

First Evidentiary Hearing Date: September 15, 2014

Final Hearing Date: October 13, 2014

Local Contact: Deborah McMahon Phone No: 541-923-7724

Regional Representative: Scott Edelman

**REDMOND**

LOCAL FILE # : TA-14-6

DLCD FILE # : 010-14

Proposal

Summary:

Amend the Development Code Article V Signs to update the standards in regards to the potential for digital technology. This proposal is to prohibit digital billboards in the city.

Locally Identified Affected Agencies:

None

Proposal Received: August 11, 2014

First Evidentiary Hearing Date: September 15, 2014

Final Hearing Date: October 13, 2014

Local Contact: Deborah McMahon Phone No: 541-923-7724

Regional Representative: Scott Edelman

**RIVERGROVE**

LOCAL FILE # : NONE

DLCD FILE # : 001-14

Proposal

Summary:

Amend the Comprehensive Plan Goal 12 Transportation to update the standards.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: August 8, 2014

First Evidentiary Hearing Date: October 6, 2014

Final Hearing Date: November 10, 2014

Local Contact: Sheri Richards Phone No: 503-970-5858

Regional Representative: Jennifer Donnelly

**SPRINGFIELD**

LOCAL FILE # : TYP 414-00003

DLCD FILE # : 003-14

Proposal  
Summary:

Amend the to allow medical marijuana dispensaries in certain commercial, industrial and mixed-use zoning districts adn to establish special use provisions for the dispensaries.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2014

First Evidentiary Hearing Date: September 16, 2014

Final Hearing Date: October 20, 2014

Local Contact: Jim Donovan Phone No: 541-726-3660

Regional Representative: Ed Moore

**UNION COUNTY**

LOCAL FILE # : NONE

DLCD FILE # : 001-14

Proposal  
Summary:

Amend the Development Code Section 6.02 Permitted Uses to incude a residential home per ORS 197.665; replacement dwellings; and single-family dwellings on lawfully created, pre-existing sub-standard lots or parcels platted prior to January 1, 2016.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2014

First Evidentiary Hearing Date: September 29, 2014

Final Hearing Date: October 15, 2014

Local Contact: Hanley Jenkins Phone No: 541-963-1014

Regional Representative: Grant Young

**WEST LINN**

LOCAL FILE # : CDC 14-02

DLCD FILE # : 004-14

Proposal  
Summary:

Amend the Development Code in the following areas: Chapters 01, 19, 27, 28, 32, 34, 37, 38, 44, 46, 48, 55, 60, 81, 85, 98, 99 to change application terms; Section 2.030 Definitions to remove, correct or reorganize definitions; and to modify sections for consistency with new or updated state statute or rule changes; allow dock as a use permitted in specific zones; standardize projections into setbacks, clarify needed housing, remove references to repealed provisions and remove references to boundary commission.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Metro, Clackamas County

Proposal Received: August 11, 2014

First Evidentiary Hearing Date: October 1, 2014

Final Hearing Date: November 10, 2014

Local Contact: John Boyd Phone No: 503-656-4211

Regional Representative: Jennifer Donnelly

cc: Regional Representatives