



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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August 26, 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 08/14/2015 and 08/20/2015. 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.

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## **Baker City**

**Local File #:** CPA-15-059

**DLCD File #:** 003-15

### **Proposal Summary:**

Amend the Comprehensive Plan and Transportation System Plan by incorporating the I-84 Exits 302 and 306 Interchange Area Management Plan (IAMP); and amend the Development Code to provide implementing land regulations for the IAMP. This proposal involves 2,175.00 acres and is related to Baker County 003-15.

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

Department of Transportation, Baker County

**Proposal Received:** August 20, 2015

**First Evidentiary Hearing:** September 24, 2015

**Final Hearing Date:**

**Local Contact:** Holly Kerns

**Phone:** 541-523-8219

**Regional Representative:** Grant Young

**Baker County****Local File #:** PA-15-004**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan and Transportation System Plan by incorporating the I-84 Exits 302 and 306 Interchange Area Management Plan (IAMP); and amend the Zoning Ordinance to provide implementing land regulations for the IAMP. This proposal involves 2,175.00 acres and is related to City of Baker City 003-15.

**Locally Identified Affected Agencies:**

Department of Transportation, City of Baker City

**Proposal Received:** August 20, 2015

**First Evidentiary Hearing:** September 24, 2015

**Final Hearing Date:**

**Local Contact:** Holly Kerns

**Phone:** 541-523-8219

**Regional Representative:** Grant Young

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**Benton County****Local File #:** LU-15-052**DLCD File #:** 004-15**Proposal Summary:**

Amend the Development Code as follows: 1) update definition of farm crop to include marijuana; 2) exclude marijuana as a qualifying crop for a new dwelling, farm stand, or commercial activity in conjunction with farm use; 3) moratorium will be placed on commercial growing, processing and sale of marijuana in all zones other than farm or forest zones this will allow a public engagement process for developing permanent provisions for nonresource zones.

**Locally Identified Affected Agencies:**

City of Corvallis, City of Adair Village, Oregon Liquor Control Commission, City of Philomath, City of Monroe

**Proposal Received:** August 18, 2015

**First Evidentiary Hearing:** October 06, 2015

**Final Hearing Date:** December 01, 2015

**Local Contact:** Greg Verret

**Phone:** 541-766-6819

**Regional Representative:** Ed Moore

**Clackamas County**

**Local File #:** Z0294-15-CP, Z0295-1

**DLCD File #:** 005-15

**Proposal Summary:**

Amend the Comprehensive Plan Map from Agriculture to Rural Industrial; and the Zoning Maps from Exclusive Farm Use (EFU) for 5.25 acres located at 25408 S Hwy 99E, 4SW 1E 7 TL 00800.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** August 17, 2015

**First Evidentiary Hearing:** September 28, 2015

**Final Hearing Date:** October 28, 2015

**Local Contact:** Martha Fritzie

**Phone:** 503-742-4529

**Regional Representative:** Jennifer Donnelly

**Deschutes County**

**Local File #:** 247-15-000444-TA

**DLCD File #:** 006-15

**Proposal Summary:**

Amend the Development Code Section 18.113.060 Standards for Destination Resorts to modify the current process and requirements for Eagle Crest to provide the County with annual accountings related to the inventory of overnight lodging units.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 19, 2015

**First Evidentiary Hearing:** September 24, 2015

**Final Hearing Date:** December 12, 2015

**Local Contact:** Peter Gutowsky

**Phone:** 541-385-1709

**Regional Representative:** Scott Edelman

**Dunes City****Local File #:****DLCD File #:** 001-15**Proposal Summary:**

Amend Development Code Title XV Land Usage to repeal Chapter 157 entitled "Septic System Maintenance" in its entirety and replacing it with Chapter 142 entitled "Subsurface Sanitation" outside of the land use code under Title XIV (Water Quality Protection). The proposal also repeals Ordinance No. 203.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 20, 2015**First Evidentiary Hearing:** October 22, 2015**Final Hearing Date:** November 12, 2015**Local Contact:** Fred Hilden**Phone:** 541-997-3338**Regional Representative:** Dave Perry

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**Jefferson County****Local File #:** 15-PA-04**DLCD File #:** 004-15**Proposal Summary:**

Amend the Comprehensive Plan to adopt an updated City of Madras Goal 9 EOA; Development Code to adopt a new zone - Mixed Use Employment (MUE). Amend the Comprehensive Plan and Zoning Maps from CC to MUE for an unspecified amount of acres and locations.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 17, 2015**First Evidentiary Hearing:** September 24, 2015**Final Hearing Date:** November 13, 2015**Local Contact:** Bill Adams**Phone:** 541-475-4462**Regional Representative:** Scott Edelman

**Linn County**

**Local File #:** BC 15-0006

**DLCD File #:** 006-15

**Proposal Summary:**

Amend the Comprehensive Plan Section 905.610 to add language regarding Goal 14 exceptions and add a list of Goal 14 Exception Sites in Chapter 905, Appendix 2.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 19, 2015

**First Evidentiary Hearing:** October 13, 2015

**Final Hearing Date:** October 21, 2015

**Local Contact:** Alyssa Boles

**Phone:** 541-967-3816

**Regional Representative:** Ed Moore

**Linn County**

**Local File #:** BC15-0005

**DLCD File #:** 005-15

**Proposal Summary:**

Amend the Comprehensive Plan to adopt a Goal 14 exception to recognize a site on rural land as irrevocably committed use of "contractor office, shops, and storage yard" to a list. Amend the Development Code Section 929.340 to add the property/use to a list of urban exceptions on Limited Industrial land for 3.00 acres located at 10S-03W-28-1900.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** August 20, 2015

**First Evidentiary Hearing:** October 13, 2015

**Final Hearing Date:** October 28, 2015

**Local Contact:** Alyssa Boles

**Phone:** 541-967-3816

**Regional Representative:** Ed Moore

**Marion County**

**Local File #:** LA 15-002

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Development Code Section 16.25.200 Permitted Secondary and Accessory Structures and Uses to allow keeping of chickens in residential zones within urban growth boundary areas.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 18, 2015

**First Evidentiary Hearing:** September 23, 2015

**Final Hearing Date:** September 23, 2015

**Local Contact:** Joe Fennimore

**Phone:** 503-552-5038

**Regional Representative:** Angela Lazarean

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**Medford**

**Local File #:** DCA-15-077

**DLCD File #:** 015-15

**Proposal Summary:**

Amend the Development Code Chapter 10 to adopt and incorporate architectural design standards for new development in the downtown commercial core.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 18, 2015

**First Evidentiary Hearing:** September 24, 2015

**Final Hearing Date:** October 15, 2015

**Local Contact:** Aaron Harris

**Phone:** 541-774-2380

**Regional Representative:** Josh LeBombard

**Ontario**

**Local File #:** 2015-08-13RZ

**DLCD File #:** 003-15

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Public Facility (PF) to Neighborhood Commercial (C-1) for 1.51 acres located at 720 NW 8th Ave, 18S4704AC and AD, Tax Lots# 201,2600,& 2700.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 17, 2015

**First Evidentiary Hearing:** October 12, 2015

**Final Hearing Date:** November 02, 2015

**Local Contact:** Dan Cummings

**Phone:** 541-881-3222

**Regional Representative:** Grant Young

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**Redmond**

**Local File #:** 711-15-000088

**DLCD File #:** 005-15

**Proposal Summary:**

Amend the Zoning Map from Urban Holding (UH-10) to Residential (R-5) and Mixed Use Neighborhood (MUN) for 31.80 acres located at 3670 SW Obsidian Avenue, T15S, R13E, Section 19-00, TL 00703, 00705.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 18, 2015

**First Evidentiary Hearing:** August 08, 2015

**Final Hearing Date:** August 17, 2015

**Local Contact:** Scott Woodford

**Phone:** 541-923-7754

**Regional Representative:** Scott Edelman

**Roseburg****Local File #:** CPA-15-1/ZC-15-1**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan Map from Low Density Residential (LDR) to Public/Semi Public (PSP); and the Zoning Map from Single Family Residential (R6) to Public Reserve for 3.00 acres located at 1754 SE Hope Ave; 270519AC02100. Revision notice submitted on 8/24/2015 to add a corrected maps.

**Locally Identified Affected Agencies:**

Douglas County

**Proposal Received:** August 18, 2015**First Evidentiary Hearing:** September 21, 2015**Final Hearing Date:** November 09, 2015**Local Contact:** Teresa Clemmons**Phone:** 541-492-6877**Regional Representative:**

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**Sisters****Local File #:** TA 15-02 and ZC 15-0**DLCD File #:** 005-15**Proposal Summary:**

Amend the Development Code to adopt Planned Unit Development standards for Pine Meadow Village. Amend the Zoning Map from Residential (R) to Residential-Pine Meadow Village (R-PMV) for 35.00 acres located at 15-10-08AA and 15-10-08AD.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** August 18, 2015**First Evidentiary Hearing:** September 17, 2015**Final Hearing Date:** October 17, 2015**Local Contact:** Patrick Davenport**Phone:** 541-323-5219**Regional Representative:** Scott Edelman



**Umatilla**

**Local File #:** PA-1-15

**DLCD File #:** 004-15

**Proposal Summary:**

Amend the Comprehensive Plan Chapter 11 Goal 11 Public Facilities and Services to extend a sewer system line from an existing sewer system to serve a 195.23 acres located at 5N 29B 7 TL 500.

**Locally Identified Affected Agencies:**

Department of Corrections, Department of Transportation, Umatilla County, Confederated Tribes of the Umatilla Indian Reservation

**Proposal Received:** August 18, 2015

**First Evidentiary Hearing:** September 22, 2015

**Final Hearing Date:** October 06, 2015

**Local Contact:** William Searles

**Phone:** 503-922-3226

**Regional Representative:** Grant Young