

September 28, 2012

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 September 21, 2012 and September 27, 2012. 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.

ALBANY

Local File # : ZC-06-12 (WHYLIE) DLCD File # : 006-12

Proposal Summary:

Amend the Zoning Map from Neighborhood Commercial (NC) to Residential Medium Density (RM) for 0.19 acres located at 1055 Quenn Avenue SW.

Locally Identified Affected Agencies:

None

Proposal Received: September 25, 2012

First Evidentiary Hearing Date: November 5, 2012

Final Hearing Date: December 5, 2012

Local Contact: David Martineau Phone No: 541-917-7561

Regional Representative: Ed Moore

BEAVERTON

LOCAL FILE # : TA-2012-0005

DLCD FILE # : 012-12

Proposal Summary:

Amend the Development Code Section 20.20 by revising the Station Community-Sunset (SC-S) zone standards to clarify specific issues associated with Ordinance 4580 for 63.00 acres located on Barnes Road. This proposal is the result of a LUBA remand, submitted without text and without notice of a final hearing date. This proposal is related to Beaverton 003-11 and 002-12.

Locally Identified Affected Agencies:

None

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: October 30, 2012

Final Hearing Date:

Local Contact: Leigh Crabtree Phone No: 503-526-2458

Regional Representative: Anne Debbaut

BEAVERTON

LOCAL FILE # : TA 2012-0004

DLCD FILE # : 013-12

Proposal Summary:

Amend the Development Code Section 40.15.15.4 by revising the Station Community-Sunset (SC-S) zone standards to correct an oversight in the original adoption to remove the exemption with Ordinance 4580 for 63.00 acres located on Barnes Road. This proposal is the result of a LUBA remand, submitted without text and without notice of a final hearing date. This proposal is related to Beaverton 006-11 (19025).

Locally Identified Affected Agencies:

None

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: October 30, 2012

Final Hearing Date:

Local Contact: Leigh Crabtree Phone No: 503-526-2458

Regional Representative: Anne Debbaut

GARIBALDI

LOCAL FILE # : 2012-01

DLCD FILE # : 001-12

Proposal Summary:

Amend the Comprehensive Plan Analysis Goal 17 Water Dependent Shorelands Inventory, and create new zones to replace existing water-dependent (WD-1 and WD-2) zones while maintaining surplus of Goal 17 lands. Amend the Development Code Chapter 18 regarding Accessory Structures, Signs, Downtown Zone Standards, and Commercial Zones Uses Allowed. Amend the Zoning map from Water Dependent (WD-1) to WD and WD-2 and Waterfront Mixed-Use (WM) for 81.00 acres within the city. This proposal was submitted 8 days prior to the first hearing date.

Locally Identified Affected Agencies:

Port of Garibaldi

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: September 29, 2012

Final Hearing Date: November 19, 2012

Local Contact: Jay Sennewald Phone No: 541-961-4072

Regional Representative: Patrick Wingard

HAPPY VALLEY

LOCAL FILE # : CPA-06-12/LDC-06-12

DLCD FILE # : 009-12

Proposal Summary:

Amend the Development Code to remove Section 16.36 Eagle Landing Sub-Area Plan Overlay Zone. Amend the Comprehensive Plan and Zoning maps from County R5, R-2.5, MR2, IPU, OSM, OC, R7 and HDR to City R7, MUR-M2, IPU, OC, MUR-M3 and R5 for 36.00 acres various locations.

Locally Identified Affected Agencies:

Clackamas County, Metro

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: November 13, 2012

Final Hearing Date: December 4, 2012

Local Contact: Michael Walter Phone No: 503-783-3839

Regional Representative: Jennifer Donnelly

HAPPY VALLEY

LOCAL FILE # : CPA-08-12/LDC-0812

DLCD FILE # : 010-12

Proposal Summary:

Amend the Comprehensive Plan and Zoning maps from County OSM, R-7 and MR-1 to City IPU, R-7 and MUR-M1 for 120.00 acres located at various locations in the city. This proposal was submitted without text.

Locally Identified Affected Agencies:

Clackamas County. Metro

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: November 13, 2012

Final Hearing Date: December 4, 2012

Local Contact: Michael Walter Phone No: 503-783-3839

Regional Representative: Jennifer Donnelly

LINCOLN CITY

LOCAL FILE # : NONE

DLCD FILE # : 008-12

Proposal Summary:

Annex 246.00 acres into the City's Urban Growth Boundary (UGB) that is contiguous to the City boundary on the north known as the Roads End Area of Lincoln County.

Locally Identified Affected Agencies:

Lincoln County

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: November 6, 2012

Final Hearing Date: November 27, 2012

Local Contact: Richard Townsend Phone No: 541-996-2153

Regional Representative: Patrick Wingard

SPRINGFIELD

LOCAL FILE # : ANX 12-00001

DLCD FILE # : 002-12

Proposal Summary:

Annex 0.20 acres into the Urban Growth Boundary. Amend the Zoning map from Low Density Residential (LDR) with an Urbanizable Fringe Overlay District (UF-10) for the 0.20 acres located at 2576 16th Street. This proposal was submitted without text.

Locally Identified Affected Agencies:

Oregon Department of Environmental Quality, Oregon Department of Revenue, Lane County, Springfield Utility Board, Rainbow Utility Board

Proposal Received: September 21, 2012

First Evidentiary Hearing Date: November 5, 2012

Final Hearing Date: November 19, 2012

Local Contact: Andy Limbird Phone No: 541-726-3784

Regional Representative: Ed Moore

TILLAMOOK

LOCAL FILE # : NONE

DLCD FILE # : 002-12

Proposal Summary:

Amend the Comprehensive Plan by adopting a City Parks and Recreation Master Plan.

Locally Identified Affected Agencies:

Tillamook County, Tillamook Estuary Partnership

Proposal Received: September 26, 2012

First Evidentiary Hearing Date: November 1, 2012

Final Hearing Date: November 19, 2012

Local Contact: David Mattison Phone No: 503-842-3443

Regional Representative: Patrick Wingard

YAMHILL COUNTY

LOCAL FILE # : PAZ-02-12

DLCD FILE # : 004-12

Proposal Summary:

Amend the Comprehensive Plan map from AG/Forestry Large Holding (AFLH) to Very Low Density Residential (VLDR); and the Zoning map from Agriculture/Forestry (AF-80) to Very Low Density Residential (VLDR) for 59.40 acres located South of Albertson Road.

Locally Identified Affected Agencies:

None

Proposal Received: September 25, 2012

First Evidentiary Hearing Date: November 1, 2012

Final Hearing Date: November 15, 2012

Local Contact: Ken Friday Phone No: 503-434-7516 Ext: 3630

Regional Representative: Angela Lazarean

cc: Regional Representatives