

October 8, 2013

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 27, 2013 and October 3, 2013. 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.

BANDON

Local File # : VRD AMEND

DLCD File # : 002-13

Proposal Summary:

Amend the Development Code Title 16.42 Definitions and Title 17.108 Non-Conforming Uses and Structures to clarify and make it easier to rebuild non-conforming structures, if a new structure is constructed inside the property lines. This proposal is to allow more flexibility for non-conforming uses and adds definitions.

Locally Identified Affected Agencies:

None

Proposal Received: October 3, 2013

First Evidentiary Hearing Date: November 21, 2013

Final Hearing Date: November 21, 2013

Local Contact: Charlice Davis Phone No: 541-347-2437 Ext: 230

Regional Representative: Dave Perry

EUGENE

LOCAL FILE # : Z-13-8, CA 13-4

DLCD FILE # :012-13

Proposal Summary:

Amend the Development Code Employment and Industry Zones to accommodate more jobs within the existing Urban Growth Boundary (UGB) to implement Envision Eugene; including changing Light Industrial (I-1) to Campus Employment (E-1) and creating a new Mixed Use Employment zone (E-2) to replace the existing Commercial Industrial Zone (C-4). Amend the Zoning Map from various zones to to Commercial (C-2) , Campus Employment (E-1) and Mixed Use Employment (E-2) for 450.00 acres located in West Eugene and along Chad Drive.

Locally Identified Affected Agencies:

Oregon Department of Transportation, EWEB, Lane County

Proposal Received: October 1, 2013

First Evidentiary Hearing Date: November 5, 2013

Final Hearing Date: January 21, 2014

Local Contact: Terri Harding Phone No: 541-682-5635

Regional Representative: Ed Moore

HAPPY VALLEY

LOCAL FILE # : CPA-13-13/LDC-16-

DLCD FILE # :014-13

13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from County Future Urban 10 acre (FU-10) to City Single Family Attached Residential (SFA) for 6.55 acres located at 22E-12D-01700. This proposal was submitted without text.

Locally Identified Affected Agencies:

Metro

Proposal Received: October 1, 2013

First Evidentiary Hearing Date: November 12, 2013

Final Hearing Date: November 12, 2013

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

Regional Representative: Jennifer Donnelly

POLK COUNTY

LOCAL FILE # : LA 13-01

DLCD FILE # : 001-13

Proposal Summary:

Amend teh Development Code Chapter 111.215 Administration and Procedures to streamline the process for updating the text when the amendments would implement changes to the Oregon Revised Statues (ORS) and Oregon Administrative Rules (OARs).

Locally Identified Affected Agencies:

None

Proposal Received: October 2, 2013

First Evidentiary Hearing Date: November 12, 2013

Final Hearing Date: December 18, 2013

Local Contact: Jerry Sorte Phone No: 503-623-9237

Regional Representative: Angela Lazarean

REDMOND

LOCAL FILE # : TA-13-6

DLCD FILE # : 007-13

Proposal Summary:

Amend the Comprehensive Plan Chapter 9 Economic Development and Chapter 14 Urbanization to adopt the Central Oregon Large Lot Industrial Land Need Analysis in it's entirety as a reference document; to adopt new policies supporting the findings of the Analysis; and to establish the protocol for amending the Urban Growth Boundary to accept such lands.

Locally Identified Affected Agencies:

None

Proposal Received: September 30, 2013

First Evidentiary Hearing Date: November 5, 2013

Final Hearing Date: December 10, 2013

Local Contact: James Lewis Phone No: 541-923-7724

Regional Representative: Robert Mansolillo

REDMOND

LOCAL FILE # : PA 13-01

DLCD FILE # : 008-13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Open Space Park Reserve to Light Industrial (M-1) for 369.00 acres and Heavy Industrial (M-2) for 50.00 acres for a total of 465.00 acres located at 151315 TL 100, 101 & 102; and 151300 TL 103 Section 14. This proposal is to implement Senate Bill 1544.

Locally Identified Affected Agencies:

None

Proposal Received: September 30, 2013

First Evidentiary Hearing Date: November 5, 2013

Final Hearing Date: December 10, 2013

Local Contact: Sean Cook Phone No: 541-923-7722

Regional Representative: Robert Mansolillo

SALEM

LOCAL FILE # : CPC 13-04

DLCD FILE # : 012-13

Proposal Summary:

Amend the Comprehensive Plan Map from Commercial to Single Family Residential for 0.35 acres located at 552 adn 590 Willow Street NE; 073W22DA / 6700; 6800 and 6999

Locally Identified Affected Agencies:

None

Proposal Received: October 2, 2013

First Evidentiary Hearing Date: December 3, 2013

Final Hearing Date: December 3, 2013

Local Contact: Lisa Andersson Ogilvie Phone No: 503-540-2381

Regional Representative: Angela Lazarean

SALEM

LOCAL FILE # : CPC 13-05

DLCD FILE # : 013-13

Proposal Summary:

Amend the Comprehensive Plan Map from Single Family Residential to Community Services - Education the property located at 725 Market Street NE; and to Open Space and Outdoor Recreation for the property located at 1390 Cottage Street NE. These properties are already zoned Public Education (PE) and Public Amusement (PA).

Locally Identified Affected Agencies:

None

Proposal Received: October 3, 2013

First Evidentiary Hearing Date: December 3, 2013

Final Hearing Date: December 3, 2013

Local Contact: Lisa Anderson Ogilvie Phone No: 503-540-2361

Regional Representative: Angela Lazarean

SALEM

LOCAL FILE # : CA 13-10

DLCD FILE # : 014-13

Proposal Summary:

Amend the Salem Revised Code Chapter 230 Historic Preservation and Chapter 300 Procedures for Land Use Applications and Legislative Land Use Proposals to establish City Council Authority to initiate City Council review of Major Historic Design Review decisions for new construction.

Locally Identified Affected Agencies:

None

Proposal Received: October 3, 2013

First Evidentiary Hearing Date: November 18, 2013

Final Hearing Date: November 18, 2013

Local Contact: Kimberli Fitzgerald Phone No: 503-540-2397 Ext: 2397

Regional Representative: Angela Lazarean

SISTERS

LOCAL FILE # : TA 13-04

DLCD FILE # : 005-13

Proposal Summary:

Amend the Development Code Chapter 4.2 Site Plan Review, 4.3 Land Divisions, and 4.5 Master Plans to allow a one-year blanket extension to approved but unbuilt developments due to slow economic recovery.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: October 1, 2013

First Evidentiary Hearing Date: November 7, 2013

Final Hearing Date: November 14, 2013

Local Contact: Eric Porter Phone No: 541-323-5219

Regional Representative: Robert Mansolillo

TILLAMOOK

LOCAL FILE # : NONE

DLCD FILE # : 004-13

Proposal Summary:

Amend the Development Code in the following areas: Section 5, Open Space Zone District Requirements; Section 6, R-7.5 Zone District; Section 7, R-5.0 Zone District; Section 8, R-0 Zone District; Section 9, C-N Zone District; Section 10, C-H Zone District; Section 11, C-C Zone District; Section 12, 1-L Zone District; Section 13, 1-G Zone District; Section 14, P&SP Zone District; Section 15, AO District; Section 16, HO District; Section 18, WRPO District; Section 19, Estuary/Shoreland Overlay District. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 2, 2013

First Evidentiary Hearing Date: November 7, 2013

Final Hearing Date:

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

Regional Representative: Patrick Wingard

WHEELER

LOCAL FILE # : ZTA 2013-10

DLCD FILE # : 002-13

Proposal Summary:

Amend the Development Code Article 9 FHO Zone Flood Hazard Overlay; Section Design Review; Article 13 Matters Subject to Review by the Planning Commission; Public Deliberations and Hearing; and the Planning Commission Bylaws Review of Decision in order to update the appeals period from 20 days to 15 days consistent with the Section 18.020.

Locally Identified Affected Agencies:

Federal Emergency Management Agency (FEMA)

Proposal Received: October 1, 2013

First Evidentiary Hearing Date: November 7, 2013

Final Hearing Date: November 19, 2013

Local Contact: Sabrina Pearson Phone No: 503-368-5767

Regional Representative: Patrick Wingard

YAMHILL COUNTY

LOCAL FILE # : PAZ-02-13

DLCD FILE # : 004-13

Proposal Summary:

Amend the Comprehensive Plan Map from Commercial and Public to Agriculture/Forestry Large Holding; and the Zoning Map from Recreation Commercial (RC) approximately 36.00 acres and Public Works Safety (PWS) approximately 36.00 acres for a total of 263.70 acres located at 14325 and 13465 SW Highway 18, McMinnville. T5S, R5W, Section 1.

Locally Identified Affected Agencies:

Oregon Department of Transportation, McMinnville

Proposal Received: September 30, 2013

First Evidentiary Hearing Date: November 7, 2013

Final Hearing Date: November 21, 2013

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

Regional Representative: Angela Lazarean

cc: Regional Representatives