

December 31, 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 October 1, 2013 and October 10, 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

CLACKAMAS COUNTY LOCAL FILE # : ZDO-247

DLCD FILE # : 008-13

Proposal Summary:

Amend the Development Code Natural Resources Districts, Exclusive Farm Use (EFU), Timber District (TBR) and AG/Forest District (AG/F) to include updated legislation, new law for replacement dwellings, wineries and agricultural buildings, and housekeeping.

Locally Identified Affected Agencies:

None

Proposal Received: October 7, 2013

First Evidentiary Hearing Date: November 18, 2013

Final Hearing Date: December 18, 2013

Local Contact: Gary Hewitt Phone No: 503-742-4519 Ext: 0

Regional Representative: Jennifer Donnelly

DOUGLAS COUNTY LOCAL FILE # : NONE

DLCD FILE # : 003-13

Proposal Summary:

Amend the Development Code to adopt amendments from the 2013 Legislature as follows: HB 2393 Poultry Processing; HB 2441 Agricultural Buildings & Associated Forest Uses; HB 2704 Associated Transmission Lines; HB 2746 Replacement Dwellings; HB 2788 Food Banks; HB 2820 Solar Facilities; HB 3125 Divisions in Forest Lands, Exception to Minimum Parcel Size; SB 841 Wineries, Events & Bed & Breakfasts.

Locally Identified Affected Agencies:

None

Proposal Received: October 7, 2013

First Evidentiary Hearing Date: November 21, 2013

Final Hearing Date: December 11, 2013

Local Contact: Cheryl Goodhue Phone No: 541-440-4289

Regional Representative: Josh LeBombard

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

EUGENE

LOCAL FILE # : Z 13-12

DLCD FILE # :015-13

Proposal Summary:

Amend the Zoning Map from Agricultural (AG) to Low Density Residential (R-1) for 3.43 acres located at 350 River Loop 1. 17-04-12-20-01500. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 7, 2013

First Evidentiary Hearing Date: December 4, 2013

Final Hearing Date:

Local Contact: Becky Taylor Phone No: 541-682-5437

Regional Representative: Ed Moore

HAPPY VALLEY

LOCAL FILE # : CPA-14-13/LDC-16-13

DLCD FILE # : 014-13

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. **Revised notice submitted on 10-4-2013** changing the local file # from CPA-13-13/LDC-16-13 to CPA-14-13/LDC-16-13.

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

HAPPY VALLEY

LOCAL FILE # : CPA-13-13/LDC-15-13

DLCD FILE # : 016-13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Residential (R8.5) to Institutional Public Use (IPU) for 0.52 acres located along Sunnyside Road and 122nd Avenue at map id # 22E02BB00700.

Locally Identified Affected Agencies:

None

Proposal Received: October 10, 2013

First Evidentiary Hearing Date:

Final Hearing Date:

Local Contact: Michael Walter Phone No: 503-658-5174

Regional Representative: Jennifer Donnelly

JACKSON COUNTY

LOCAL FILE # : LRP 2013-00005

DLCD FILE # : 002-13

Proposal Summary:

Amend the Development Code Section 2.6.7(D)(3) in order to amend a condition of approval requiring that all land uses be connected to water services provided by the City of Ashland for the ODOT Siskyou Safety Rest Area. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

Ashland

Proposal Received: October 10, 2013

First Evidentiary Hearing Date: November 14, 2013

Final Hearing Date:

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

Regional Representative: Josh LeBombard

JEFFERSON COUNTY

LOCAL FILE # : 13-PA-03

DLCD FILE # : 003-13

Proposal Summary:

Amend the Zoning Map from Commercial to Residential for 3.00 acres located 13-12-24B, 4900, 5200, 5300 (CRR).

Locally Identified Affected Agencies:

Crooked River Ranch (CRR)

Proposal Received: October 8, 2013

First Evidentiary Hearing Date: November 14, 2013

Final Hearing Date: December 12, 2013

Local Contact: Bill Adams Phone No: 541-475-4462

Regional Representative: Scott Edelman

LINN COUNTY

LOCAL FILE # : BC 13-0001

DLCD FILE # : 001-13

Proposal Summary:

Amend the Zoning Map from Exclusive Farm Use (EFU) to Farm/Forest for 43.31 acres located at 13S, 1W, 16 TL 300.

Locally Identified Affected Agencies:

Oregon Department of Forestry, Oregon Department of Fish & Wildlife

Proposal Received: October 7, 2013

First Evidentiary Hearing Date: November 12, 2013

Final Hearing Date: December 4, 2013

Local Contact: Olivia Glantz Phone No: 541-967-3816 Ext: 2368

Regional Representative: Ed Moore

PILOT ROCK

LOCAL FILE # : NONE

DLCD FILE # : 001-13

Proposal Summary:

Annex 5.75 acres located at 1S32B 1400 into the city. This proposal was submitted without notice of a final hearing date and without text.

Locally Identified Affected Agencies:

None

Proposal Received: October 4, 2013

First Evidentiary Hearing Date: November 19, 2013

Final Hearing Date:

Local Contact: Teri Porter Phone No: 541-443-2811

Regional Representative: Grant Young

PILOT ROCK

LOCAL FILE # : NONE

DLCD FILE # : 002-13

Proposal Summary:

Amend the Zoning Map from Commercial (C-1) to Residential (R-2) for property located at 326 NE 4th Street. This proposal was submitted without notice of acreage and without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 4, 2013

First Evidentiary Hearing Date: November 19, 2013

Final Hearing Date:

Local Contact: Teri Porter Phone No: 541-443-2811

Regional Representative: Grant Young

POLK COUNTY

LOCAL FILE # : LA 13-01

DLCD FILE # : 001-13

Proposal Summary:

Amend the 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 Statutes (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 # : NONE

DLCD FILE # : 009-13

Proposal Summary:

Amend the Transportation System Plan (TSP) to include an Intergovernmental Agreement (IGA) between the State of Oregon and the City; the IGA requires the Transportation Mitigation Plan to be added as well. This proposal is to implement SB 1544 as it relates to the Transportation Planning Rule (TPR).

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: October 8, 2013

First Evidentiary Hearing Date: November 19, 2013

Final Hearing Date: December 10, 2013

Local Contact: Heather Richards Phone No: 541-923-7756

Regional Representative: Scott Edelman

ROGUE RIVER

LOCAL FILE # : OA 2013-10-3

DLCD FILE # : 002-13

Proposal Summary:

Amend the Development Code Chapter 17.30 Commercial District (C-1) to add definitions and regulations for mobile food carts and mobile vendors.

Locally Identified Affected Agencies:

None

Proposal Received: October 3, 2013

First Evidentiary Hearing Date: November 12, 2013

Final Hearing Date: November 21, 2013

Local Contact: Lois De Benedetti Phone No: 541-582-4401 Ext: 106

Regional Representative: Josh LeBombard

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: Scott Edelman

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

cc: Regional Representatives