

October 12, 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 October 5, 2012 and October 11, 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.

**BEAVERTON**

Local File # : ZMA2012-0008

DLCD File # : 014-12

Proposal

Summary:

Amend the Zoning map from Office Industrial/Industrial to Office Industrial for 1.90 acres located at 9905 SW Artic Drive. This proposal was received without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 9, 2012

First Evidentiary Hearing Date: November 28, 2012

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : ZMA 2012-0009

DLCD FILE # :015-12

Proposal

Summary:

Amend the Zoning Map from General Commercial/Community Service to Community Service for 7.80 acres located along SW Canyon Road between Highway 217 and SW 110th Avenue. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 9, 2012

First Evidentiary Hearing Date: November 28, 2012

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : ZMA 2012-0010

DLCD FILE # :016-12

Proposal

Summary:

Amend the Zoning map from Neighborhood Service/Urban Standard Medium Density to Neighborhood Service/Urban Density Medium (R-2) for a total of 9.50 acres located along SW Scholls Ferry Road and SW 125th Avenue. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 9, 2012

First Evidentiary Hearing Date: November 28, 2012

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : CPA2012-  
0004/ZMA2012-0011

DLCD FILE # : 017-12

Proposal  
Summary:

Amend the Comprehensive Plan and Zoning maps from Neighborhood Residential Standard Density (NS-SD) (R-5) and Neighborhood Residential Medium Density (NR-MD) (R-2) to Neighborhood Residential Standard Density (R-5) for 1.60 acres located at SW Merrill and SW Lundren Streets. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 9, 2012

First Evidentiary Hearing Date: November 28, 2012

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : ZMA 2012-0012

DLCD FILE # : 018-12

Proposal  
Summary:

Amend the Zoning map from Urban Low Density (R-10) and Regional Center-Old Town (RC-OT) to Regional Center-Old Town (RC-OT) for 1.00 acres located at SW Scott and SW 3rd Streets. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:

None

Proposal Received: October 9, 2012

First Evidentiary Hearing Date: November 28, 2012

Final Hearing Date:

Local Contact: Jana Fox Phone No: 503-526-3710

Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : ZMA 2012-0013

DLCD FILE # : 019-12

Proposal  
Summary:

Amend the Zoning map from Urban Standard Density (R-7) and Urban Medium Density (R-4) to Urban Medium Density (R-4) for 9.50 acres located along SW Estuary Drive. This proposal was submitted without notice of a final hearing date.

Locally Identified Affected Agencies:  
None

Proposal Received: October 9, 2012  
First Evidentiary Hearing Date: November 28, 2012  
Final Hearing Date:  
Local Contact: Jana Fox Phone No: 503-526-3710  
Regional Representative: Anne Debbaut

**BEAVERTON**

LOCAL FILE # : CPA 2012-0005

DLCD FILE # : 020-12

Proposal  
Summary:

Amend the Comprehensive Plan Transportation Element to revise Figure 6.4 Functional Classification, Figure 6.5 Action Plan, and Table 6-1 Action Plan for future multimodal street extension to connect to Rose Biggi Avenue, extend west approximately half the current distance toward Cedar Hills Boulevard, then north to connect to Westgate Drive. This proposal was submitted without text and notice of a final hearing date.

Locally Identified Affected Agencies:  
Oregon Department of Transportation, Metro, Washington County

Proposal Received: October 10, 2012  
First Evidentiary Hearing Date: November 28, 2012  
Final Hearing Date:  
Local Contact: Anjanette Simon Phone No: 503-526-2419  
Regional Representative: Anne Debbaut

**CLATSOP COUNTY**

LOCAL FILE # : ORDINANCE 12-11

DLCD FILE # : 005-12

Proposal  
Summary:

Amend the Comprehensive Plan by updating the Policies regarding the Shoreline Sanitary District wastewater treatment system standards. This proposal will allow for the installation of a 3.3 mile sewer pipe along Highway 101.

Locally Identified Affected Agencies:  
Warrenton, Shoreline Sanitary District

Proposal Received: October 5, 2012  
First Evidentiary Hearing Date: November 13, 2012  
Final Hearing Date: February 21, 2013  
Local Contact: Jennifer Bunch Phone No: 503-325-8611  
Regional Representative: Patrick Wingard

**DUNDEE**

LOCAL FILE # : NONE

DLCD FILE # : 004-12

Proposal  
Summary:

Amend the Zoning Map from Central Business District (CBD) to Public (P) for 1.20 acres located at 759 Highway 99 W, 791 Highway 99 W and 159 8th Street. This proposal is to construct a new fire station in the downtown area.

Locally Identified Affected Agencies:  
None

Proposal Received: October 10, 2012  
First Evidentiary Hearing Date: November 14, 2012  
Final Hearing Date: December 18, 2012  
Local Contact: Jessica Nunley Phone No: 503-554-7744  
Regional Representative: Angela Lazarean

**MILWAUKIE**

LOCAL FILE # : ZA-12-02

DLCD FILE # : 001-12

Proposal  
Summary:

Amend the Development Code Section 19.310 Downtown Zones to allow retail and commercial uses in the Downtown Office (DO) zone without presence of office use on the same site; removes 5,000 square feet limit; office and personal/business service uses allowed on Main Street 1st floor; development standards on Main Street frontage requires minimum interior height and depth dimensions; exempts certain downtown development (small additions, change of use) from street frontage requirements.

Locally Identified Affected Agencies:  
None

Proposal Received: October 5, 2012  
First Evidentiary Hearing Date: November 13, 2012  
Final Hearing Date: December 4, 2012  
Local Contact: Ryan Marquardt Phone No: 503-786-7658  
Regional Representative: Jennifer Donnelly

**MT. ANGEL**

LOCAL FILE # : LA 2012-01

DLCD FILE # : 001-12

Proposal  
Summary:

Amend the Development Code Section 11.10 Commercial and Industrial Sign Regulations to increase the maximum number of signs allowed, excluding 1 temporary banner and one sandwich board sign from the maximum. This proposal was submitted without a specific final hearing date.

Locally Identified Affected Agencies:  
None

Proposal Received: October 9, 2012  
First Evidentiary Hearing Date: November 26, 2012  
Final Hearing Date:  
Local Contact: Kelsey Lewis Phone No: 503-845-9291  
Regional Representative: Angela Lazarean

**WILSONVILLE**

LOCAL FILE # : DB 12-0050

DLCD FILE # : 006-12

Proposal  
Summary:

Amend the Zoning Map from Clackamas County Exclusive Farm Use (EFU) to Village (V) for 12.60 acres located at T3S R1W Section 15 TL 301. This preproposal was submitted without text.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Oregon Department of State Lands, Oregon Water Resources Department, Metro, Clackamas County

Proposal Received: October 5, 2012

First Evidentiary Hearing Date: November 15, 2012

Final Hearing Date: January 7, 2013

Local Contact: Daniel Pauly Phone No: 503-682-4960

Regional Representative: Jennifer Donnelly

cc: Regional Representatives