



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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October 14, 2016



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 10/07/2016 and 10/13/2016. 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.

Beaverton

Local File #: TA2016-0007

DLCD File #: 011-16

Proposal Summary:

amend the Beaverton Development Code to amend/clarify language in Chapter 20 (Land Uses), Chapter 40 (Applications), Chapter 50 (Procedures), and Chapter 60 (Special Requirements) and ensure process and language are up to date and consistent with other code provisions.

Locally Identified Affected Agencies:

None

Proposal Received: October 12, 2016

First Evidentiary Hearing: November 16, 2016

Final Hearing Date: December 13, 2016

Local Contact: Sandra Freund

Phone: 503-526-3718

Regional Representative: Anne Debbaut

Clackamas County**Local File #:** ZDO-260**DLCD File #:** 005-16**Proposal Summary:**

amend the Comprehensive Plan by adding the Villages at Mt. Hood Pedestrian and Bikeway implementation Plan to Appendix B and updating the list of needed transportation projects in the County's 20-Year Capital Improvement Plan (Tables 5-3a-d and Map 5-11b). It would also update the Mt. Hood Community Plan in Chapter 10 with appropriate policies that guide development in consideration of the Villages at Mt. Hood Pedestrian and Bikeway Implementation Plan.

Locally Identified Affected Agencies:

None

Proposal Received: October 10, 2016**First Evidentiary Hearing:** November 14, 2016**Final Hearing Date:** December 07, 2016**Local Contact:** Lori Mastrantonio**Phone:** 503-742-4511**Regional Representative:** Jennifer Donnelly

Dayville**Local File #:** N/A**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code to adopt a new Flood Plain Ordinance.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2016**First Evidentiary Hearing:** November 15, 2016**Final Hearing Date:** November 17, 2016**Local Contact:** Ruth Moore**Phone:** 541-987-2188**Regional Representative:** Grant Young

Deschutes County**Local File #:** 247-16-00609-TA**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code Title 18 to update the definition for "lot of record" by incorporating ORS 92.176, which grants a county the ability to acknowledge the validation of a unit of land not lawfully established where a building permit has been issued.

Locally Identified Affected Agencies:

None

Proposal Received: October 07, 2016**First Evidentiary Hearing:** October 31, 2016**Final Hearing Date:** October 31, 2016**Local Contact:** Matthew Martin**Phone:** 541-330-4620**Regional Representative:** Scott Edelman

Happy Valley**Local File #:** MP0216/CPA1116/PUD04**DLCD File #:** 014-16**Proposal Summary:**

Amend the Comprehensive Plan to approve a Master Plan, Comprehensive Plan Change/Zoning Map Amendment, 898-lot Planned Unit Development and Environmental Review Permits on several Lots of Record located west of 112nd Avenue, east of 162nd Avenue, north of Tristin Avenue and approximately 2,100 feet south of Hemrich Road. The proposal includes changing the subject site's current plan designation/zoning district from RRFF-5, FF- 10, PMU and R-10 to MUR-S. Further, it would change CCC zoning to SFA. Amend the Comprehensive Plan map from RRFF-5, FF-10, PMU and R-10 to MUR-S and from CCC to SFA and Zoning map from RRFF-5, FF-10, PMU and R-10 to MUR-S and from CCC to SFA for 166.67 acres located 13E31B: TLs 1300 and 1700; 13E31C: TLs 101, 2000, 5800, 6201 and 6202; 23E06BA: TL 100; and 23E06BB: TLs 100 and 200.

Locally Identified Affected Agencies:

None

Proposal Received: October 10, 2016**First Evidentiary Hearing:** November 08, 2016**Final Hearing Date:** December 06, 2016**Local Contact:** Michael Cynkar**Phone:** 503-783-3821**Regional Representative:** Jennifer Donnelly

Hillsboro

Local File #: ZC-013-16

DLCD File #: 026-16

Proposal Summary:

Annex 2.07 acres into the city. Amend the Zoning Map from County FD-20 to City MFR-1 Multi-family Residential and SFR-7 Single Family Residential for 2.07 acres located at 1S210CD01000.

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: October 11, 2016

First Evidentiary Hearing: November 15, 2016

Final Hearing Date:

Local Contact: Ruth Klein

Phone: 503-681-6465

Regional Representative: Anne Debbaut

Klamath County

Local File #: CLUP/ZC 9-16

DLCD File #: 010-16

Proposal Summary:

Amend the Comprehensive Plan map from General Commercial to Urban Residential; and Zoning map General Commercial (CG) to Medium Density Residential (RM) for 0.42 acres 39S 9E 2BC TL 02200.

Locally Identified Affected Agencies:

None

Proposal Received: October 11, 2016

First Evidentiary Hearing: November 22, 2016

Final Hearing Date: November 22, 2016

Local Contact: Mark Gallagher

Phone: 541-851-3668

Regional Representative: Scott Edelman

Lake Oswego**Local File #:** LU 16-0030**DLCD File #:** 008-16**Proposal Summary:**

Amend the Development Code Chapter 50 to coordinate amendments with recent ordinances – SWEA, Commercial Code Streamlining, Marijuana, etc.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2016**First Evidentiary Hearing:** November 14, 2016**Final Hearing Date:** February 07, 2017**Local Contact:** Leslie Hamilton**Phone:** 503-675-3731**Regional Representative:** Jennifer Donnelly

Lincoln County**Local File #:** 02-TA-16**DLCD File #:** 003-16**Proposal Summary:**

Amend temporary regulations of recreational marijuana already put in place by Ordinance #484 for the limited purpose of looking at minimum acreages in the Agricultural Conservation (A-C) Zone provided for outdoor production of marijuana and reviewing setbacks from residentially zoned property for recreational marijuana wholesalers and retail outlets.

Locally Identified Affected Agencies:

None

Proposal Received: October 10, 2016**First Evidentiary Hearing:** November 14, 2016**Final Hearing Date:** December 12, 2016**Local Contact:** Joshua Shakelee**Phone:** 541-265-0223**Regional Representative:** Patrick Wingard

Newport**Local File #:** 2-Z-16**DLCD File #:** 006-16**Proposal Summary:**

Amend the Development Code Chapter 14.10 to add non-discretionary standards allowing an exception to maximum building height limitations to allow the construction of vertical evacuation structures within mapped tsunami inundation areas.

Locally Identified Affected Agencies:

None

Proposal Received: October 07, 2016**First Evidentiary Hearing:** November 14, 2016**Final Hearing Date:** December 05, 2016**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

Oregon City**Local File #:** AN-16-0004**DLCD File #:** 004-16**Proposal Summary:**

Annexation of six properties on N. side of Holcomb Blvd totaling 35.65 acres into Oregon City located at 2S 2E 28A TLs 500, 580, 590 & 2S 2E 21D TLs 2100, 2190, 2200. The subject territory is within the Oregon City Urban Growth Boundary, and has a Comprehensive Plan designation of LR - Low Density Residential. No zone change is proposed at this time, and no changes in use are proposed or will be authorized by this application.

Locally Identified Affected Agencies:

None

Proposal Received: October 07, 2016**First Evidentiary Hearing:** November 14, 2016**Final Hearing Date:****Local Contact:** Peter Walter**Phone:** 503-496-1568**Regional Representative:** Jennifer Donnelly

Pendleton**Local File #:** AMD16-08**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code to adopt regulations for recreational marijuana. The City of also Declaring an Emergency.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2016**First Evidentiary Hearing:** November 17, 2016**Final Hearing Date:** December 20, 2016**Local Contact:** George Clough**Phone:** 541-966-0247**Regional Representative:** Grant Young

Pilot Rock**Local File #:****DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Section 3.70 and 3.71 to update the standards for M-2 Heavy Industrial zone that allows for several commercial uses that should not be permitted in a heavy industrial zone. The city has Declared an Emergency.

Locally Identified Affected Agencies:

None

Proposal Received: October 12, 2016**First Evidentiary Hearing:** August 11, 2015**Final Hearing Date:****Local Contact:** Teri Porter**Phone:** 541-443-2811**Regional Representative:** Grant Young

Stanfield

Local File #: 2016 Code Update

DLCD File #: 002-16

Proposal Summary:

Amend the Development Code to update the regulations for the Downtown District; and update the Transportation System Plan (TSP) in order to help the city enhance its downtown area..

Locally Identified Affected Agencies:

None

Proposal Received: October 07, 2016

First Evidentiary Hearing: November 15, 2016

Final Hearing Date: December 06, 2016

Local Contact: Blair Larsen

Phone: 541-449-3831

Regional Representative: Grant Young