



Oregon

Kate Brown, Governor

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October 21, 2015

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 10/09/2015 and 10/15/2015. 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.

Aurora

Local File #: LA 2015-02

DLCD File #: 003-15

Proposal Summary:

Amend Development Code Chapter 16.04 Definition, Chapter 16.14 Commercial, Chapter 16.36 Manufactured Home Regulations, and Chapter 16.42 Off-Street Parking and Loading Requirements to address Recreation Marijuana Retailers as conditional uses in (C) and (I) zones. This proposal also is to further clarify the storage of recreational vehicles and to add design standards to accessory structures in the Commercial zone.

Locally Identified Affected Agencies:

Oregon Health Authority, Oregon Liquor Control Commission

Proposal Received: October 13, 2015

First Evidentiary Hearing: November 03, 2015

Final Hearing Date: November 10, 2015

Local Contact: Renata Wakeley

Phone: 503-588-6177

Regional Representative: Angela Lazarean

Douglas County**Local File #:****DLCD File #:** 002-15**Proposal Summary:**

Amend the Development Code to add text in order to implement the standards related to the following House Bills amendments: 1) HB 2457 Division Along UGB Line to add division along the UGB line provisions to property development standards in the (TR), (FG), (FC) and (FF zones); 2) HB 2830 Remand Procedures to add remand procedures; 3) HB 2831, BLA Restrictions to add BLA restrictions; 4) HB 3222, Subdivision & Land Partition Requirements for Needed Housing to add criteria for approval of preliminary subdivision and partition plans; and miscellaneous scrivener errors.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2015**First Evidentiary Hearing:** November 19, 2015**Final Hearing Date:** December 09, 2015**Local Contact:** Cheryl Goodhue**Phone:** 541-440-4289**Regional Representative:** Josh LeBombard

Douglas County**Local File #:****DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan Population Element to reflect the 50-year coordinated population forecast completed by the population research center at Portland State University (PSU) and a minor map correction. Amend the Comprehensive Plan Map from (FFT) to (RC2) for 2.00 acres on TL 800 and from (RC2) for 2.00 acres on TL 803 located at 27S 6W Sec 7.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2015**First Evidentiary Hearing:** November 19, 2015**Final Hearing Date:** December 09, 2015**Local Contact:** Stuart Cowie**Phone:** 541-863-3171**Regional Representative:** Josh LeBombard

Hermiston**Local File #:** 157.002 Multi-Family**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Chapter 157 to amend the definition for Multi-Family Housing from a building containing at least three dwelling units to at least three dwelling units in a building or series of buildings.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2015**First Evidentiary Hearing:** November 18, 2015**Final Hearing Date:** November 23, 2015**Local Contact:** Clint Spencer**Phone:** 541-567-5521**Regional Representative:** Gordon Howard

Keizer**Local File #:** 2015-19**DLCD File #:** 007-15**Proposal Summary:**

Amend the Development Code in the following areas: Section 2.108 (Commercial Office); 2.109 (Commercial Retail); 2.110 (Commercial Mixed Use); 2.112 (Commercial General); 2.113 (Industrial Business District); 2.114 (Industrial General); 2.115 (Agricultural Industrial); 2.119 (Employment General) to allow Marijuana Retailer as a Special Permitted Use consistent to the requirements in Section 2.433 (Medical Marijuana Facilities/Marijuana Grow Site); and, to add a definition in Section 1.200 (Definitions).

Locally Identified Affected Agencies:

None

Proposal Received: October 15, 2015**First Evidentiary Hearing:** November 04, 2015**Final Hearing Date:** December 07, 2015**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

Lane County

Local File #: 509-PA15-05687

DLCD File #: 003-15

Proposal Summary:

Amend the Development Code Chapter 10 & 16 to implement new state marijuana rules.

Locally Identified Affected Agencies:

None

Proposal Received: October 13, 2015

First Evidentiary Hearing: November 17, 2015

Final Hearing Date: December 15, 2015

Local Contact: Mark Rust

Phone: 541-682-4541

Regional Representative: Ed Moore

Medford

Local File #: ZC-15-117

DLCD File #: 019-15

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR-10) to Service Commercial and Professional Office (C-S/P) for 0.33 acres located at 300 Mae (371W19DD8400), 1027 E. Jackson (TL8500), 1029 E Jackson (TL 8600).

Locally Identified Affected Agencies:

None

Proposal Received: October 15, 2015

First Evidentiary Hearing: November 12, 2015

Final Hearing Date: November 12, 2015

Local Contact: Sarah Sousa

Phone: 541-774-2380

Regional Representative: Josh LeBombard

Medford

Local File #: ZC-15-126

DLCD File #: 018-15

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR-4) to Community Commercial (C-C) for 2.50 acres located at 1380 Springbrook Rd 37S 1W 20AB TL 3500.

Locally Identified Affected Agencies:

None

Proposal Received: October 09, 2015

First Evidentiary Hearing: December 10, 2015

Final Hearing Date: December 10, 2015

Local Contact: Aaron Harris

Phone: 541-774-2380

Regional Representative: Josh LeBombard

Medford

Local File #: ZC-15-127

DLCD File #: 020-15

Proposal Summary:

Amend the Zoning Map from Single Family Residential (SFR-6) to Multi-Family Residential (MFR-20) for a total of 2.67 acres located at 372W35DA Tax Lots 1300 & 1400.

Locally Identified Affected Agencies:

None

Proposal Received: October 15, 2015

First Evidentiary Hearing: November 12, 2015

Final Hearing Date: November 12, 2015

Local Contact: Sarah Sousa

Phone: 541-774-2380

Regional Representative: Josh LeBombard

Molalla

Local File #: P70-2015

DLCD File #: 002-15

Proposal Summary:

Amend the Zoning Map from Single Family Residential (R-1) to Two Family Residential (R-2) and Multi-Family Residential (R-3) for 14.67 acres located at 52E07A 01600, 52E08B 03202, 03203, 03201, 03200, and 03100.

Locally Identified Affected Agencies:

None

Proposal Received: October 09, 2015

First Evidentiary Hearing: November 18, 2015

Final Hearing Date: November 18, 2015

Local Contact: Nicolas Lennartz

Phone: 503-759-0219

Regional Representative: Jennifer Donnelly

Monmouth

Local File #: LA 15-01

DLCD File #: 003-15

Proposal Summary:

Amend the Development Code Title 17 Section 17.15.170 Final plat approval criteria to require that subdividers provide a one-year warranty bond on all public improvements and landscaping in public rights of-way.

Locally Identified Affected Agencies:

None

Proposal Received: October 09, 2015

First Evidentiary Hearing: November 18, 2015

Final Hearing Date: December 01, 2015

Local Contact: Mark Fancey

Phone: 503-751-0147

Regional Representative: Angela Lazarean

Oregon City**Local File #:** L 15-03**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan to readopt the 2008 Beavercreek Road Concept Plan to implement Metro Titles 4 and 11 for approximately 459 acres within the Oregon City Urban Growth Boundary. This proposal is to address the protection of Title 4 Employment lands, transportation, utility and public service adequacy including police and fire services.

Locally Identified Affected Agencies:

Department of Transportation, Metropolitan Service District, Clackamas County, Tri-Met

Proposal Received: October 13, 2015**First Evidentiary Hearing:** November 23, 2015**Final Hearing Date:****Local Contact:** Pete Walter**Phone:** 503-496-1568**Regional Representative:** Gordon Howard

Polk County**Local File #:** LA 15-02**DLCD File #:** 004-15**Proposal Summary:**

Amend the Zoning Ordinance to conform with HB 3400 and Oregon Liquor Control Commission (OLCC) rules regulating the production, processing, wholesale and retail sale of recreational marijuana; and Oregon Health Authority (OHA) rules regulating medical marijuana dispensaries. This proposal is subject to an Exception of Statewide Planning Goal 3.

Locally Identified Affected Agencies:

Oregon Health Authority, Oregon Liquor Control Commission

Proposal Received: October 13, 2015**First Evidentiary Hearing:** November 17, 2015**Final Hearing Date:** March 15, 2016**Local Contact:** Mark Bernard**Phone:** 503-623-9237**Regional Representative:** Angela Lazarean