



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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October 21, 2014

**TO:** Land Conservation and Development Commission  
Subscribers to Notice of Proposed or Land Use Regulation Amendments

**FROM:** DLCDC Plan Amendment Specialist

**SUBJECT:** NOTICE OF PROPOSED AMENDMENTS

The following proposed plan amendments were received by the Department of Land Conservation and Development between 10/10/2014 and 10/16/2014. Information on the proposals are available for review at DLCDC offices in Salem and the applicable field office. Concerns or questions should be referred to the local government contact before contacting the DLCDC 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.

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## **Adair Village**

**Local File #:** None

**DLCDC File #:** 001-14

### **Proposal Summary:**

Amend the Comprehensive Plan by updating the plan with a strong focus on Policies and Goals.

### **Locally Identified Affected Agencies:**

None

**Proposal Received:** October 14, 2014

**First Evidentiary Hearing:** November 18, 2014

**Final Hearing Date:** November 18, 2014

**Local Contact:** Drew Foster

**Phone:** 541-745-5507

**Regional Representative:** Ed Moore

**Albany**

**Local File #:** ZC-01-14

**DLCD File #:** 002-14

**Proposal Summary:**

Amend the Zoning Map from Industrial Park to Light Industrial for 12.00 acres located at 2435 & 2445 Ferry Street SE. 11S03W-18BA TL 1102 & 1106

**Locally Identified Affected Agencies:**

Department of Environmental Quality, Department of State Lands

**Proposal Received:** October 10, 2014

**First Evidentiary Hearing:** November 17, 2014

**Final Hearing Date:** December 03, 2014

**Local Contact:** David Martineau

**Phone:** 541-917-7561

**Regional Representative:** Ed Moore

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**Clackamas County**

**Local File #:** ZDO-251

**DLCD File #:** 005-14

**Proposal Summary:**

Amend the Comprehensive Plan Chapter 5 - Active Transportation Plan (ATP) to identify principle bicycle and pedestrian routes that connect destinations and communities; to add new Chapter 5 maps showing ATP routes; and to adopt by reference in the Comprehensive Plan Appendix B.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 14, 2014

**First Evidentiary Hearing:** November 17, 2014

**Final Hearing Date:** December 17, 2014

**Local Contact:** Scott Hoelscher

**Phone:** 503-742-4524

**Regional Representative:** Jon Jinings

**Dundee****Local File #:** LURA 14-07**DLCD File #:** 002-14**Proposal Summary:**

Amend the Development Code Section 17.203.190 Vacation Rentals to adopt standards regarding short term vacation rentals.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 15, 2014**First Evidentiary Hearing:** November 19, 2014**Final Hearing Date:** January 20, 2015**Local Contact:** Jessica Nunley Pelz**Phone:** 503-554-7744**Regional Representative:** Angela Lazarean

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**Gearhart****Local File #:** 14-005ZTA**DLCD File #:** 001-14**Proposal Summary:**

Amend the Development Code Article 6 Supplementary Provisions Section 3.010 Fences to add new definitions and update the standards; Section 6.170 Recreational Vehicles to update the standards for temporary parking and for how long. Revised notice submitted on 10/15/2014 to add Medical Marijuana Dispensary to Section 3.5 General Commercial Zone as an outright permitted use.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 10, 2014**First Evidentiary Hearing:** November 13, 2014**Final Hearing Date:** January 07, 2015**Local Contact:** Carole Connell**Phone:** 503-297-6660**Regional Representative:** Patrick Wingard

**Harney County**

**Local File #:** 14-29

**DLCD File #:** 001-14

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Map from Exclusive Farm and Range Use (EFRU-2) to Commercial-Industrial Limited Use (C-1/LU) for 12.00 acres located at 25779 Hwy 20 W, Hines, 97738.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 16, 2014

**First Evidentiary Hearing:** November 19, 2014

**Final Hearing Date:** December 17, 2014

**Local Contact:** Brandon McMullen

**Phone:** 541-573-6655

**Regional Representative:** Grant Young

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**King City**

**Local File #:** 14-03

**DLCD File #:** 001-14

**Proposal Summary:**

Amend the Comprehensive Plan to add a new section titled Town Center Plan and Implementation Strategy for area located at 2S15.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 16, 2014

**First Evidentiary Hearing:** November 19, 2014

**Final Hearing Date:** December 03, 2014

**Local Contact:** Keith Linden

**Phone:** 503-757-5501

**Regional Representative:** Anne Debbaut

**Lane County****Local File #:** 509-PA14-05404**DLCD File #:** 003-14**Proposal Summary:**

Co-Adopt with the City of Coburg and expansion of the Urban Growth Boundary (UGB) by adding 274.00 acres as follows: 105.00 acres Highway Commercial; 2.00 acres High Density Residential; 15.00 Medium Density Residential; and 152.00 Low Density Residential). Amend the Comprehensive Plan to create High Density Residential and Medium Density Residential designations.

**Locally Identified Affected Agencies:**

City of Coburg

**Proposal Received:** October 10, 2014**First Evidentiary Hearing:** November 18, 2014**Final Hearing Date:****Local Contact:** Lindsey Eichner**Phone:** 541-682-3998**Regional Representative:** Ed Moore

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**Milwaukie****Local File #:** ZA-14-02**DLCD File #:** 004-14**Proposal Summary:**

Amend the Development Code Section 19.306 Limited Commercial Zone (C-L) to add eating establishments to the list of permitted uses to accommodate 32nd Avenue and Olson Street.

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** October 10, 2014**First Evidentiary Hearing:** November 25, 2014**Final Hearing Date:** December 16, 2014**Local Contact:** Dennis Egnor**Phone:** 503-786-7665**Regional Representative:** Jennifer Donnelly

**Pendleton**

**Local File #:** AMD 14-02

**DLCD File #:** 002-14

**Proposal Summary:**

Amend the Comprehensive Plan Map to remove lands from the map but not actually out of the Urban Growth Boundary (UGB) for an unspecified amount of acres located at 3n320000 TL 9800.

**Locally Identified Affected Agencies:**

Umatilla County

**Proposal Received:** October 14, 2014

**First Evidentiary Hearing:** November 20, 2014

**Final Hearing Date:** December 02, 2014

**Local Contact:** Evan MacKenzie

**Phone:** 541-966-0261

**Regional Representative:** Grant Young

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**Sandy**

**Local File #:** 14-022 CPA

**DLCD File #:** 003-14

**Proposal Summary:**

Ament the Comprehensive Plan to adopt an updated Urbanization Study to address the requirements of Goals 9, 10 and 14.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 15, 2014

**First Evidentiary Hearing:** November 24, 2014

**Final Hearing Date:** December 15, 2014

**Local Contact:** Tracy Brown

**Phone:** 503-668-4886

**Regional Representative:** Jennifer Donnelly

**Woodburn**

**Local File #:** 2014-01

**DLCD File #:** 002-14

**Proposal Summary:**

Amend the Development Code Table 2.03A Uses Allowed in Commercial Zones to add medical marijuana dispensaries to Commercial General and Mixed Use Village Zones; Section 2.07.10 Home Occupations to add medical marijuana dispensaries as a prohibited activity; adding Section 2.07.19 Medical Marijuana Dispensaries standards; and Section 2.07.17 Temporary Outdoor Marketing and Special Events to add standards marijuana.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** October 16, 2014

**First Evidentiary Hearing:** December 11, 2014

**Final Hearing Date:** January 13, 2015

**Local Contact:** Jim Hendryx

**Phone:** 503-980-2445

**Regional Representative:** Angela Lazarean