

December 17, 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 December 6, 2013 and December 12, 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.

ASHLAND

Local File # : PL 2013-01862

DLCD File # : 003-13

Proposal Summary:

Amend the Development Code by replacing Title 18 with the Unified Land Use Ordinance (ULUO) to combine the land use ordinance and related development standards into one document with improved organization, wording, formatting and graphics.

Locally Identified Affected Agencies:

United States Army Corps of Engineers, Oregon Department of Transportation, Oregon Department of States Lands.

Proposal Received: December 10, 2013

First Evidentiary Hearing Date: January 28, 2014

Final Hearing Date: April 8, 2014

Local Contact: Maria Harris Phone No: 541-552-2045

Regional Representative: Josh LeBombard

BANDON

LOCAL FILE # : 13-22

DLCD FILE # : 003-13

Proposal Summary:

Amend the Development Code Chapter 15.28 Flood Development to update the standards regarding the construction, addition or siting of structures in the floodplain; adopt the 2014 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and Flood Insurance Study, and to bring the ordinance up to date with current Federal requirements.

Locally Identified Affected Agencies:

FEMA, United States Army Corps of Engineers, United States Fish & Wildlife, Oregon Parks and Recreation Department.

Proposal Received: December 11, 2013

First Evidentiary Hearing Date: January 23, 2014

Final Hearing Date: January 23, 2014

Local Contact: Charlice Davis Phone No: 541-347-2437 Ext: 2

Regional Representative: Dave Perry

DOUGLAS COUNTY

LOCAL FILE # : 13-058

DLCD FILE # : 004-13

Proposal Summary:

Amend the Comprehensive Plan Map from Industrial (IN) to Commercial (CO); and the Zoning Map from Rural Industrial (RE) to Rural Commercial (CRE) for 1.20 acres located at 301 Melrose Road, Roseburg. This proposal was submitted 31 days prior to the first hearing date and without notice of a final hearing date.

Locally Identified Affected Agencies:

Douglas County Public Works

Proposal Received: December 9, 2013

First Evidentiary Hearing Date: January 9, 2014

Final Hearing Date:

Local Contact: Stuart Cowie Phone No: 541-440-4289

Regional Representative: Josh LeBombard

EUGENE

LOCAL FILE # : Z 13-13

DLCD FILE # : 017-13

Proposal Summary:

Amend the Zoning Map from Low Density Residential with Water Resource Overlay (R-1/WR) and Neighborhood Commercial with Water Resource Overlay (C-1/WR) to Medium Density Residential, Neighborhood Commercial and General Office with Water Resource Overlay (R-2/C-1/GO/WR) for 17.55 acres located at 17-04-14-32/03800; Maxwell Connector and Maxwell Road.

Locally Identified Affected Agencies:

None

Proposal Received: December 10, 2013

First Evidentiary Hearing Date: January 22, 2014

Final Hearing Date:

Local Contact: Steve Ochs Phone No: 541-682-5453

Regional Representative: Ed Moore

LAKE OSWEGO

LOCAL FILE # : LU 13-0049

DLCD FILE # : 008-13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (R-15) to Low Density (R-7.5) for 2.00 acres located at 53116, 5324 & 5362 Carmen Drive. Tax Map 21E07CA, Lots 02500, 02600, & 02700. This proposal was submitted without text.

Locally Identified Affected Agencies:

Metro

Proposal Received: December 12, 2013

First Evidentiary Hearing Date: January 27, 2014

Final Hearing Date: March 18, 2014

Local Contact: Johanna Hastay Phone No: 503-534-5740

Regional Representative: Jennifer Donnelly

LINCOLN COUNTY

LOCAL FILE # : 01-LUCP-ZC-13

DLCD FILE # : 003-13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Farm Land (A-C) to Forest Land (T-C) for 4.00 acres located at 7006 Logsdan Road. T10-R9 Section TL 300.

Locally Identified Affected Agencies:

None

Proposal Received: December 10, 2013

First Evidentiary Hearing Date: January 13, 2014

Final Hearing Date: January 13, 2014

Local Contact: Onno Husing Phone No: 541-265-4192

Regional Representative: Patrick Wingard

MARION COUNTY

LOCAL FILE # : LA 13-1

DLCD FILE # : 001-13

Proposal Summary:

Amend the Comprehensive Plan Rural Service Policies Special District Policy # 7 to allow the extension of water from the City to the Airport.

Locally Identified Affected Agencies:

Aurora

Proposal Received: December 11, 2013

First Evidentiary Hearing Date: January 22, 2014

Final Hearing Date: January 22, 2014

Local Contact: Brandon Reich Phone No: 503-566-4175

Regional Representative: Angela Lazarean

MCMINNVILLE

LOCAL FILE # : G 4-13

DLCD FILE # : 004-13

Proposal Summary:

Amend the Development Code Sections 17.06 Definitions, 17.36.020 Permitted Uses, and 17.42.020 Conditional Uses to address SB 462 Composting Facilities and SB 465 Flood Damage Disclosure; and Sections 17.06 Definitions and 17.36.020 Limited Light Industrial Zone to adopt provisions adding "tasting room" as a permitted use.

Locally Identified Affected Agencies:

None

Proposal Received: December 11, 2013

First Evidentiary Hearing Date: January 16, 2014

Final Hearing Date: January 16, 2014

Local Contact: Ron Pomeroy Phone No: 503-434-7311

Regional Representative: Angela Lazarean

NEWPORT

LOCAL FILE # : 3-AX-13; 6-Z-13

DLCD FILE # : 006-13

Proposal Summary:

Amend Development Code Ordinance 1931 associated with the 2007 annexation and zoning of 102.23 acres by removing Sections 2(B), 2(C) and 2(D) due to the required roadway improvements have been completed and the "trip cap" is no longer needed to comply with Transportation Planning Rule (TPR). This proposal was submitted 34 days prior to the first hearing date.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: December 11, 2013

First Evidentiary Hearing Date: January 14, 2014

Final Hearing Date: February 19, 2014

Local Contact: Derrick Tokos Phone No: 541-574-0626

Regional Representative: Patrick Wingard

SHERWOOD

LOCAL FILE # : PA 13-05

DLCD FILE # : 013-13

Proposal Summary:

Amend the Development Code Section 16.12.030 Residential Land Use Districts to reduce the front yard setback for the main portion of the home to 14 feet, porches to 10 feet and keep garages at 20 feet from the face.

Locally Identified Affected Agencies:

None

Proposal Received: December 9, 2013

First Evidentiary Hearing Date: January 28, 2014

Final Hearing Date: February 18, 2014

Local Contact: Brad Kilby Phone No: 503-625-4206

Regional Representative: Anne Debbaut

SPRINGFIELD

LOCAL FILE # : ANX 13-00007

DLCD FILE # : 014-13

Proposal Summary:

Annex 1.35 acres into the City. Amend the Zoning Map from Residential Mixed-Use/Urbanizable Fringe Overlay District (UF-10) to Residential Mixed-Use for 1.35 acres located at 249 N Brooklyn Street and 4224 Franklin Blvd. Map 17-03-34-41 Tax Lots 1100, 1400 and 1700-2000. This proposal proposal is to remove the Urbanizable Fringe Overlay District for the properties.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Lane County, Willamalane Park & Recreation District, Glenwood Water District

Proposal Received: December 10, 2013

First Evidentiary Hearing Date: February 3, 2014

Final Hearing Date: February 18, 2014

Local Contact: Andy Limbird Phone No: 541-726-3784

Regional Representative: Ed Moore

ST. HELENS

LOCAL FILE # : ANNEXATION A.1.

DLCD FILE # : 001-13

13

Proposal Summary:

Annex 1.05 acres into the City. Amend the Comprehensive Plan Map from Unincorporated High Industrial to Heavy Industrial; and the Zoning Map from County Heavy Industrial (M-1) to City Heavy Industrial (HI) for the 1.05 acres located at 58240 Old Portland Road. Map 4N1W-8D-900

Locally Identified Affected Agencies:

Columbia County

Proposal Received: December 12, 2013

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: March 5, 2014

Local Contact: Jacob Graichen Phone No: 503-366-8204

Regional Representative: Anne Debbaut

cc: Regional Representatives