

December 31, 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 13, 2013 and December 19, 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.

**ALBANY**

Local File # : DC-03-13

DLCD File # : 004-13

Proposal Summary:

Amend the Development Code to remove obstacles to redevelopment and development to allow more variety of uses in the commercial and industrial zones; allow some commercial uses in existing buildings in the Light Industrial (LI) zone only; to create a small scale manufacturing use category; to distinguish between industrial offices and traditional offices; create two levels of home business - outright or conditional use.

Locally Identified Affected Agencies:

None

Proposal Received: December 17, 2013

First Evidentiary Hearing Date: February 3, 2014

Final Hearing Date: March 12, 2014

Local Contact: Anne Catlin Phone No: 541-917-7560

Regional Representative: Ed Moore

**BENTON COUNTY**

LOCAL FILE # : LU-13-059

DLCD FILE # : 004-13

Proposal Summary:

Exception to Statewide Planning Goal 14. Amend the Zoning Map from Rural Residential (RR-10) to Rural Residential (RR-5) for 21.00 acres located at 38214 Hwy 99W, Corvallis. T10S, R4W, S19D TL 100 & 200.

Locally Identified Affected Agencies:

Oregon Department of Transportation

Proposal Received: December 17, 2013

First Evidentiary Hearing Date: January 21, 2014

Final Hearing Date: February 18, 2014

Local Contact: Chris Bentley Phone No: 541-766-6819

Regional Representative: Ed Moore

**CENTRAL POINT**

LOCAL FILE # : 13020

DLCD FILE # : 003-13

Proposal Summary:

Amend the Development Code Chapter 5 Business Licenses and Regulations to allow Medical Marijuana Dispensaries as a Conditional Use.

Locally Identified Affected Agencies:

None

Proposal Received: December 18, 2013

First Evidentiary Hearing Date: February 4, 2014

Final Hearing Date: February 27, 2014

Local Contact: Tom Humphrey Phone No: 541-423-1025

Regional Representative: Josh LeBombard

**COBURG**

LOCAL FILE # : PA-01-13

DLCD FILE # : 001-13

**Proposal Summary:**

Amend the Comprehensive Plan Transportation System Plan (TSP) to update Article VII District Regulations; Article VIII Supplementary District Regulations; Article X Administration & Enforcement; Article X.VIII: Land Use District Map and Text Amendments; and Article XII Definitions.

**Locally Identified Affected Agencies:**

Oregon Department of Transportation, Oregon Department of Environmental Quality, Lane County, Lane Transit District, Muddy Creek Irrigation District, Coburg Rural Fire District

Proposal Received: December 13, 2013

First Evidentiary Hearing Date: January 22, 2014

Final Hearing Date: March 11, 2014

Local Contact: Petra Schuetz Phone No: 541-682-7871

Regional Representative: Ed Moore

**GRESHAM**

LOCAL FILE # : PMA 13-276

DLCD FILE # : 009-13

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Moderate Density Residential (MDR-24) to Transitional Residential (TR) for a total of 6.17 acres located at 2780 and 2840 S. Orient Drive and 4727 Welch Road. 1S3E13CD 4700 (2.44 acres); 1S3E13CD 4600 (2.99 acres); and 1S3ECD 4500 (0.74 acres).

**Locally Identified Affected Agencies:**

Metro

Proposal Received: December 13, 2013

First Evidentiary Hearing Date: January 27, 2014

Final Hearing Date: March 4, 2014

Local Contact: Ann Pytynia Phone No: 503-618-2859

Regional Representative: Jennifer Donnelly

**HAPPY VALLEY**

LOCAL FILE # : CPA-17-13/LDC-19-  
13

DLCD FILE # : 018-13

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Very Low Density Residential (R-20) to Low Density Residential (R-7) for 5.76 acres located at 9700 SE 132 and 13288 SE Ridgecrest. 12E26DB Lots 500 & 600. This proposal was submitted without text.

Locally Identified Affected Agencies:

Metro

Proposal Received: December 19, 2013

First Evidentiary Hearing Date: February 11, 2014

Final Hearing Date: February 11, 2014

Local Contact: Steve Koper Phone No: 503-783-3845

Regional Representative: Jennifer Donnelly

**MANZANITA**

LOCAL FILE # : ORDINANCE 14-01D

DLCD FILE # : 001-13

Proposal Summary:

Amend the Comprehensive Plan Transportation Policy #1, Fire Protection, Beaches and Dunes Policy #1, and Water Policy #2. Amend the Development Code Sections 1.030, 3.010, 3.020, 3.025, 3.040, 3.062, 3.064, 3.065, 3.085, 4.070, 4.150, 4.151, 4.152, 4.153, 4.156, 6.030, 7.040 and 7.050 related to Zoning and Development Standards by adding and deleting text regarding commercial design review, flood hazard overlay zone, non-conforming structures, and signs.

Locally Identified Affected Agencies:

None

Proposal Received: December 16, 2013

First Evidentiary Hearing Date: January 21, 2014

Final Hearing Date: March 5, 2014

Local Contact: Jerald Taylor Phone No: 503-386-5343

Regional Representative: Patrick Wingard

**MONMOUTH**

LOCAL FILE # : LA 13-02

DLCD FILE # : 003-13

**Proposal Summary:**

Amend the Comprehensive Plan from Commercial to Public; and the Zoning Map from Commercial Office to Public for property located at 450 N Pacific Hwy N. T8S R4W S30BB TL 14000. This proposal was submitted without text and 27 days prior to the first hearing date.

**Locally Identified Affected Agencies:**

Oregon Department of Transportation

Proposal Received: December 19, 2013

First Evidentiary Hearing Date: January 15, 2014

Final Hearing Date: February 4, 2014

Local Contact: Mark Fancey Phone No: 503-751-0147

Regional Representative: Angela Lazarean

**MYRTLE POINT**

LOCAL FILE # : 2013-001

DLCD FILE # : 001-13

**Proposal Summary:**

Periodic Review Task 1. Amend the Development Code as follows: 1) Section 1.4.030 Non-Conforming Lot: Renumber as Section 1.4.040 to eliminate duplicate section number; 2) Section 2.3.060-D.4 Advertising Signs: delete erroneous reference to external document; 3) Section 2.3.060-D.6 Business Hours: delete erroneous internal reference; 4) Section 2.4.030-E Basis for establishing the Area of Special Flood Hazard: Update reference to new FEMA Flood Insurance Study and Maps with an effective date of March 17, 2014.

**Locally Identified Affected Agencies:**

US Army Corps of Engineers, US Fish & Wildlife, Federal Emergency Management Agency (FEMA), Oregon Department of Fish & Wildlife

Proposal Received: December 19, 2013

First Evidentiary Hearing Date: February 3, 2014

Final Hearing Date: February 3, 2014

Local Contact: Darin Nicholson Phone No: 541-572-2626

Regional Representative: Dave Perry

**SANDY**

LOCAL FILE # : 13-039-DCA

DLCD FILE # : 005-13

**Proposal Summary:**

Amend teh Development Code Chapter 17.50 Light Industrial (I-2) Exhibit A to add Medical Marijuana Dispensary as a listed Conditional Use.

**Locally Identified Affected Agencies:**

Oregon Health Authority

Proposal Received: December 17, 2013

First Evidentiary Hearing Date: January 27, 2014

Final Hearing Date: February 3, 2014

Local Contact: Tracy Brown Phone No: 503-668-4886

Regional Representative: Jennifer Donnelly

cc: Regional Representatives