



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



February 10, 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 01/29/2016 and 02/04/2016. 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.

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## **Beaverton**

**Local File #:** CPA 2015-0007

**DLCD File #:** 001-16

### **Proposal Summary:**

Annex 0.87 acres into the city. Amend the Comprehensive Plan and Zoning Maps from Detached Single Family Residential to Standard Density Residential for 0.87 acres located at 7440 SW 78th Avenue; TL 1S124CA03500.

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

None

**Proposal Received:** February 02, 2016

**First Evidentiary Hearing:** January 13, 2016

### **Final Hearing Date:**

**Local Contact:** Steven Sparks

**Phone:** 503-526-2429

**Regional Representative:** Anne Debbaut

**Creswell**

**Local File #:** Annex-2016-01

**DLCD File #:** 001-16

**Proposal Summary:**

Annex 3.06 acres into the city. Amend the Comprehensive Plan from County Rural Residential to City Residential and the Zoning Map from Agriculture, Grazing, and Timber Raising District to Low Density Residential for 3.06 acres located at 19-03-11-00 TL 6500.

**Locally Identified Affected Agencies:**

Lane County

**Proposal Received:** February 02, 2016

**First Evidentiary Hearing:** March 17, 2016

**Final Hearing Date:** April 11, 2016

**Local Contact:** Madeline Phillips

**Phone:** 541-895-2531

**Regional Representative:** Ed Moore

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**Hillsboro**

**Local File #:** PUD-001-16

**DLCD File #:** 002-16

**Proposal Summary:**

Amend the Zoning Map from Station Community Commercial-Village (SCR-V) to add a Planned Unit Development (PUD) Overlay for 5.49 acres located at 1N235BC09100 & 1N235BC09200.

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington County

**Proposal Received:** February 03, 2016

**First Evidentiary Hearing:** March 09, 2016

**Final Hearing Date:**

**Local Contact:** Genny Bond

**Phone:** 503-681-6246

**Regional Representative:** Anne Debbaut

**Hillsboro**

**Local File #:** PUD-006-15

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Zoning Map from Multi-Family Residential (MFR-1, 2, 3), Single Family Residential (SFR-4.5, 6, 7, 8.5) and Mixed-Use - Village Town Center (MU-VTC) to add Planned Unit Development (PUD) for 463.00 acres located at 1S210DD00100, 1S2110001600, 1S2140002600.

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington County

**Proposal Received:** February 03, 2016

**First Evidentiary Hearing:** March 09, 2016

**Final Hearing Date:**

**Local Contact:** Ruth Klein

**Phone:** 503-681-6465

**Regional Representative:** Anne Debbaut

**Independence**

**Local File #:** AX/ZC/CPMA-01-2016

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (RS) to Medium Density Residential for 8.48 acres located at 980 N Gun Club Rd, 8S 4W 20 TL 800.

**Locally Identified Affected Agencies:**

Polk County

**Proposal Received:** January 29, 2016

**First Evidentiary Hearing:** March 08, 2016

**Final Hearing Date:** March 08, 2016

**Local Contact:** Joseph Shearer

**Phone:** 503-588-6094

**Regional Representative:** Angela Lazarean

**Keizer****Local File #:** 2016-01**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Section 3.106 Lot Line Adjustment to revise submittal, criteria, and approval requirements; Section 3.210 Pre-Application to delete non-applicable provisions.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 02, 2016**First Evidentiary Hearing:** March 09, 2016**Final Hearing Date:** April 04, 2016**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

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**Linn County****Local File #:** BC16-0001**DLCD File #:** 001-16**Proposal Summary:**

Exception to Statewide Planning Goal 14. Amend the Comprehensive Plan and Development Code Section 931.420(B) to include medical office as an outright use under the Limited Use Overlay code. Amend the Zoning Map from Freeway Interchange Commercial (FIC) to Freeway Interchange Commercial with a Limited Use Overlay (LUO) for 29.10 acres located at T14S, R3W, Section 4, Tax Lot 200.

**Locally Identified Affected Agencies:**

Department of State Lands, Department of Transportation, Department of Water Resources, City of Halsey

**Proposal Received:** February 02, 2016**First Evidentiary Hearing:** March 08, 2016**Final Hearing Date:** March 30, 2016**Local Contact:** Alyssa Boles**Phone:** 541-967-3816**Regional Representative:** Jon Jinings

**Newberg**

**Local File #:** ANX-14-002

**DLCD File #:** 003-16

**Proposal Summary:**

Annex 2.29 acres into the city. Amend the Zoning Map from Very Low Density Residential to Low Density Residential for 2.29 acres located at 4016 N College St, TL 3208-2900.

**Locally Identified Affected Agencies:**

Department of Transportation, Yamhill County

**Proposal Received:** February 03, 2016

**First Evidentiary Hearing:** March 10, 2016

**Final Hearing Date:** June 20, 2016

**Local Contact:** Jessica Pelz

**Phone:** 503-554-7744

**Regional Representative:** Angela Lazarean

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**Newberg**

**Local File #:** CPTA 4-11-001

**DLCD File #:** 002-16

**Proposal Summary:**

Amend the Comprehensive Plan to update the Transportation System Plan (TSP) Volume 1.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** February 03, 2016

**First Evidentiary Hearing:** March 10, 2016

**Final Hearing Date:** June 20, 2016

**Local Contact:** Jessica Pelz

**Phone:** 503-554-7744

**Regional Representative:** Angela Lazarean

**Newport**

**Local File #:** 4-CP-14

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Comprehensive Plan Public Facilities Element to provide guidance for when and how Local Improvement Districts are to be used to fund public facilities, and to add a general policy listing common tools for financing public improvements.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 03, 2016

**First Evidentiary Hearing:** March 14, 2016

**Final Hearing Date:** April 04, 2016

**Local Contact:** Derrick Tokos

**Phone:** 541-574-0644

**Regional Representative:** Patrick Wingard

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**North Bend**

**Local File #:** ZTA 2016-1

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Development Code Section 18.92.020 Appeal to provide for a hearings officer that can hear appeals from Planning Commission.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 01, 2016

**First Evidentiary Hearing:** March 21, 2016

**Final Hearing Date:** April 12, 2016

**Local Contact:** Chelsea Schnabel

**Phone:** 541-756-8535

**Regional Representative:** Dave Perry

**Portland****Local File #:** NW Parking Update Pr**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Title 33 Zoning Code Sections 33.562.280 and .290 to create minimum parking requirements for new multi-dwelling development and provide more flexibility for shared use of existing parking spaces in the district.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 01, 2016**First Evidentiary Hearing:** March 08, 2016**Final Hearing Date:****Local Contact:** Joan Frederiksen**Phone:** 503-823-3111**Regional Representative:** Anne Debbaut

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**Portland****Local File #:** TSP Stage 2 PR**DLCD File #:** 001-16**Proposal Summary:**

Periodic Review Tasks 4 E.1, E.2 and E.3 and Task 5. Amend the Comprehensive Plan - Transportation System Plan (TSP) to complete the remaining transportation-related Period Review tasks and include revised street classifications/maps, modified performance measures, revised transportation impact review requirements, updated TSP Objectives and City Code to carry out the new Comprehensive Plan, and incorporation of plans adopted by City Council since the last TSP update.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 29, 2016**First Evidentiary Hearing:** March 08, 2016**Final Hearing Date:** April 01, 2016**Local Contact:** Denver Igarta**Phone:** 503-823-1088**Regional Representative:** Anne Debbaut

**Redmond****Local File #:** 711-15-000178-CP**DLCD File #:** 003-16**Proposal Summary:**

Annex 31.34 acres into the City. Amend the Zoning Map from Urban Holding (UH-10) to Residential (R4 & R-5) and Mixed Use Neighborhood (MUN) for 31.34 acres located at 3885 SW Obsidian Avenue, T15S, R13E, Section 19-00, TL 2900, 3100, 3200.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 29, 2016**First Evidentiary Hearing:** April 26, 2016**Final Hearing Date:** August 17, 2016**Local Contact:** Scott Woodford**Phone:** 541-923-7758**Regional Representative:** Scott Edelman

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**Sublimity****Local File #:** ZC/CPMA-15-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (R1) to Medium Density Residential for 3.68 acres located 470 Church St SE, 08 1W 34 D 1200.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** February 04, 2016**First Evidentiary Hearing:** February 29, 2016**Final Hearing Date:** March 14, 2016**Local Contact:** Joseph Shearer**Phone:** 503-588-6094**Regional Representative:** Angela Lazarean

**Tangent**

**Local File #:**

**DLCD File #: 001-16**

**Proposal Summary:**

Exception to Statewide Planning Goal 3. Amend the Comprehensive Plan and Zoning Maps from Exclusive Farm Use (EFU) to Highway Commercial/Industrial (HC/I) for 11.43 acres located at 33477 HWY. 99E; Tangent, OR; 12-3-6-TL 1500.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 29, 2016

**First Evidentiary Hearing:** March 10, 2016

**Final Hearing Date:** March 14, 2016

**Local Contact:** Jim Minard

**Phone:** 541-961-7263

**Regional Representative:** Ed Moore