



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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March 16, 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 03/04/2016 and 03/10/2016. 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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## **Coburg**

**Local File #:** SR-01-16

**DLCD File #:** 001-16

### **Proposal Summary:**

Amend the Development Code Master Planned Development to update the overlay zone in the Central Business District (C-1) in order to ensure it complies with the Criteria for Site Review Evaluation and Master Planned Development of the Zoning Ordinance No. A-200G.

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

None

**Proposal Received:** March 09, 2016

**First Evidentiary Hearing:** March 16, 2016

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

**Local Contact:** Jeff Kernen

**Phone:** 541-682-7858

**Regional Representative:** Ed Moore

**Gearhart****Local File #:** 16-002PA/ZTA**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan to correct grammar and factual errors and to add a new plan policy. Amend the Development Code to add a new Zone Code for Transient Lodging Dwellings; and to make other amendments as follows: Section 1.030 to define Lot of Record; Article 14 Remedies to refer to state codes and city fine rules in Ord. 845; Article 11 Street Vacations to refer to Section 6.190 Access Maintenance; Section 3.1360 Freshwater Zone to refer to Section 6.183 Revegetation Standards; Section 6.130 Off-Street Parking consistent with C-1 Zone cafes.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 09, 2016**First Evidentiary Hearing:** April 14, 2016**Final Hearing Date:****Local Contact:** Carole Connell**Phone:** 503-297-6660**Regional Representative:** Patrick Wingard

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**Gresham****Local File #:** PMA 16-26000002**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Transitional Low Density Residential to Corridor Multi-Family Residential for 1.27 acres located at 3911 SE 182nd 1S3E07DA 2900 and 3200.

**Locally Identified Affected Agencies:**

Metropolitan Service District

**Proposal Received:** March 08, 2016**First Evidentiary Hearing:** April 11, 2016**Final Hearing Date:** May 17, 2016**Local Contact:** Ken Onyima**Phone:** 503-618-2521**Regional Representative:** Jennifer Donnelly

**Happy Valley****Local File #:** CPA-04-16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Comprehensive Plan - SE 172nd/SE 190th Drive Corridor Management Plan to considers changing the planned location and alignment of SE Troge Road at its intersection with SE 172"d Avenue.

**Locally Identified Affected Agencies:**

Clackamas County

**Proposal Received:** March 09, 2016**First Evidentiary Hearing:** April 16, 2016**Final Hearing Date:** May 03, 2016**Local Contact:** Michael Walter**Phone:** 503-783-3839**Regional Representative:** Jennifer Donnelly

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**Keizer****Local File #:** 2016-02**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code Section 3.202 General Procedures - Types I, II and III Actions to include the process for an expedited land division consistent with state requirements; and Section 2.102 Single Family Residential to increase the maximum density restriction in the northern part of the city from 6 dwelling units to 8 dwelling units per acre.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 08, 2016**First Evidentiary Hearing:** April 13, 2016**Final Hearing Date:** May 02, 2016**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

**Klamath County**

**Local File #:** CLUP 4-16

**DLCD File #:** 004-16

**Proposal Summary:**

Amend the Comprehensive Plan to adopt the Klamath Falls Urban Trails Master Plan as an addendum to the Urban Area Transportation System Plan.

**Locally Identified Affected Agencies:**

Department of Transportation, Oregon Parks and Recreation Department, City of Klamath Falls

**Proposal Received:** March 09, 2016

**First Evidentiary Hearing:** April 26, 2016

**Final Hearing Date:** April 16, 2016

**Local Contact:** Mark Gallagher

**Phone:** 541-851-3668

**Regional Representative:** Jon Jinings

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**Marion County**

**Local File #:** ZC/CP16-001

**DLCD File #:** 002-16

**Proposal Summary:**

Exception to Statewide Planning Goal 3. Amend the Comprehensive Plan and Zoning Maps from Special Agriculture (SA) to Rural Residential (AR-10) for 5.00 acres located at 9S 3W Sec. 1D TL 02200.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 07, 2016

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

**Final Hearing Date:** August 03, 2016

**Local Contact:** Lisa Milliman

**Phone:** 503-566-4173

**Regional Representative:** Angela Lazarean

**Pendleton****Local File #:** AMD16-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Chapters 3.05 and 3.07 to eliminate distinction between manufactured home classes and placement districts, eliminate MH District Map, place size, sectional, foundation, thermal envelope, carport, and age standards. Applying same requirements including park standards for site plan approval.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 04, 2016**First Evidentiary Hearing:** May 05, 2016**Final Hearing Date:** June 16, 2016**Local Contact:** George Clough**Phone:** 541-966-0247**Regional Representative:** Grant Young

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**Pendleton****Local File #:** Ord # 3845**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to reflect use changes within the Central Mixed Use Zone to remove permitted uses from the CMU Central Mixed Use zone. Some of those will become conditional uses. Clarification regarding permitted residential uses, mobile/manufactured home parks, amusement facilities within the historic district. Communication facilities (ground level cell towers will become conditional,

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 04, 2016**First Evidentiary Hearing:** May 05, 2016**Final Hearing Date:** June 16, 2016**Local Contact:** George Clough**Phone:** 541-966-0247**Regional Representative:** Grant Young

**Sherwood**

**Local File #:** PA 16-02

**DLCD File #:** 002-16

**Proposal Summary:**

Amend the Development Code Chapter 16.12 Residential Land Use Districts to conditionally allow non-accessory (stand-alone) parking provided the lot is within the Old Town Overlay District, and the property is located on a collector or arterial.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 08, 2016

**First Evidentiary Hearing:** April 12, 2016

**Final Hearing Date:** May 03, 2016

**Local Contact:** Brad Kilby

**Phone:** 503-625-4206

**Regional Representative:** Anne Debbaut

**Wilsonville****Local File #:** DB16-0001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Transportation System Plan (TSP) as follows: 1) Delete the minor arterial segment for Kinsman Road between Ridder Road and Day Road, including associated truck route and bicycle route designations and delete associated Capital Improvement Project RE-07; 2) Add the proposed east to west Java Road collector, including bicycle route designations and update Capital Improvements Project SI-01 accordingly; 3) Add Garden Acres Road as a three-lane collector designation, including truck route and bicycle route designations. Prepare a cost estimate and project description for inclusion as a Higher Priority Project; 4) Add the designated collector roadways and update the proposed trail locations from the recently adopted Frog Pond Area Plan. 1; 5) Provide updated information for project UU-01 (Boeckman Road Dip Improvements) based on the recent OBEC bridge study.2; 6) Add the Printer Parkway collector, including the proposed bicycle facilities. Prepare cost estimate and project description for inclusion as a Higher Priority Project; and 7) Add the collector roadways and site improvements associated with the proposed Advance Middle School site.

**Locally Identified Affected Agencies:**

Department of Corrections, Department of Environmental Quality, Department of State Lands, Department of Transportation, Bonneville Power Administration, Department of Water Resources, Metro, City of Sherwood, City of Tualatin, City of Canby

**Proposal Received:** March 10, 2016**First Evidentiary Hearing:** April 13, 2016**Final Hearing Date:** May 16, 2016**Local Contact:** Chris Neamtzu**Phone:** 503-570-1574**Regional Representative:** Jennifer Donnelly