



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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April 07, 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 03/25/2016 and 03/31/2016. 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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## Canby

**Local File #:** ANN/ZC 16-01

**DLCD File #:** 001-16

### **Proposal Summary:**

Annex 1.58 acres into the city. Amend the Zoning Map from Exclusive Farm Use (EFU) to Residential (R-1) for 1.58 acres located at 1850 & 1794 N Redwood Street; TL 31E27C001100 & 1101.

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

Clackamas County

**Proposal Received:** March 31, 2016

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

**Final Hearing Date:** June 01, 2016

**Local Contact:** Bryan Brown

**Phone:** 503-266-0702

**Regional Representative:** Jennifer Donnelly

**Canby****Local File #:** ANN/ZC 16-02**DLCD File #:** 002-16**Proposal Summary:**

Annex 4.57 acres into the city. Amend the Zoning Map from Rural Residential (RRFF5) to Residential (R-1.5 & R-2) for 4.57 acres located at 1212, 1234 & 1176 N Redwood Street; TL 31E34B00300, 301 & 302.

**Locally Identified Affected Agencies:**

Clackamas County

**Proposal Received:** March 31, 2016**First Evidentiary Hearing:** May 09, 2016**Final Hearing Date:** June 01, 2016**Local Contact:** Bryan Brown**Phone:** 503-266-0702**Regional Representative:** Jennifer Donnelly

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**Canby****Local File #:** ANN/ZC 16-03**DLCD File #:** 003-16**Proposal Summary:**

Annex 31.00 acres into the city. Amend the Zoning Map from Rural Residential (RRFF5) to Residential (R-1) for 31.00 acres located at 22881 S Hwy 99E 31E27C00300, 1650 N Redwood St 31E27C00301, 1612 N Redwood St 31E27C00500, 1548 N Redwood St 31E34B00700, 1440 N Redwood St 31E34B00701, 1758 N Redwood St 31E27C01200, 1586 N Redwood St 31E27C01300, 1608 N Redwood St 31E27C01301, and 1594 N Redwood St 31E27C01302.

**Locally Identified Affected Agencies:**

Clackamas County

**Proposal Received:** March 31, 2016**First Evidentiary Hearing:** May 09, 2016**Final Hearing Date:** June 01, 2016**Local Contact:** Bryan Brown**Phone:** 503-266-0702**Regional Representative:** Jennifer Donnelly

**Clatskanie**

**Local File #:** 2016-02

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Zoning Map from Community Service (CS) to Employment District (ED) overlay zone for 1.50 acre located at 520 SW Tichenor St., 7408-CD-02101.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 30, 2016

**First Evidentiary Hearing:** April 27, 2016

**Final Hearing Date:** June 01, 2016

**Local Contact:** Greg Hinkelman

**Phone:** 503-728-2622

**Regional Representative:** Patrick Wingard

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**Cottage Grove**

**Local File #:** DCTA 1-16

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Development Code Title 14 by repealing 3.7.200 Floodplain Development to replace it with a new Chapter 3.7.200 Flood Prevention to reflect current Oregon Model Code and federal and state regulations.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 28, 2016

**First Evidentiary Hearing:** May 18, 2016

**Final Hearing Date:** June 27, 2016

**Local Contact:** Amanda Ferguson

**Phone:** 541-942-3340

**Regional Representative:** Ed Moore

**Hillsboro**

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

**DLCD File #:** 005-16

**Proposal Summary:**

Amend the Zoning Map from Future Development (FD-20) to Industrial Sanctuary (I-S) for 4.58 acres located at 7270 NW Helvetia Road, 1N2150000203.

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington County

**Proposal Received:** March 25, 2016

**First Evidentiary Hearing:** May 03, 2016

**Final Hearing Date:**

**Local Contact:** John Boren

**Phone:** 503-681-5292

**Regional Representative:** Anne Debbaut

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**Hillsboro**

**Local File #:** ZC-003-16

**DLCD File #:** 006-16

**Proposal Summary:**

Annex 2.24 acres into the city. Amend the Zoning Map from County Future Development (FD-20) to Multi-Family Residential (MFR-1) and Single Family Residential (SFR-4.5) for 2.24 acres located at 5990 SE Davis Road, 1S210CD00100, 200, 300; 1S210DC01000.

**Locally Identified Affected Agencies:**

Metropolitan Service District, Washington County

**Proposal Received:** March 25, 2016

**First Evidentiary Hearing:** May 03, 2016

**Final Hearing Date:**

**Local Contact:** John Boren

**Phone:** 503-681-5292

**Regional Representative:** Anne Debbaut

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**Lane County****Local File #:** 509-PA15-05803 & 509**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan to add a new quarry site to the Inventory of Significant Mineral and Aggregate Sites and to authorize mining and processing pursuant OAR 660-023-180. Amend the Comprehensive Plan Map from Forest to Natural Resource: Mineral and the Zoning Map from Non-Impacted Forest Land (F-1) and Impacted Forest Land (F-2) to Quarry and Mine Operations (QM) Zone, and a request for a Site Review for 107.00 acres located at 21-35-15-00-01900, 21-35-22-00-00100, 21-35-22-00-00502- no address.

**Locally Identified Affected Agencies:**

Department of State Lands, Department of Transportation, Oregon Department of Geology And Mineral Industries, City of Oakridge

**Proposal Received:** March 29, 2016**First Evidentiary Hearing:** April 19, 2016**Final Hearing Date:****Local Contact:** Deanna Wright**Phone:** 541-682-4082**Regional Representative:** Ed Moore

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**Multnomah County****Local File #:** PC-2014-3436**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan by adopting a new, updated Comprehensive Plan and Transportation System Plan (TSP). These updated plans include both new policies and updated policies from the prior documents, many of which will lead to future County Zoning Code updates. No changes are proposed to the comprehensive plan map or zone designations. Existing zoning districts will remain.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 31, 2016**First Evidentiary Hearing:** May 02, 2016**Final Hearing Date:** October 27, 2016**Local Contact:** Rich Faith**Phone:** 503-674-7261**Regional Representative:** Jennifer Donnelly

**North Powder****Local File #:** 2016-LU1**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code to establish a Limited Use Overlay zone to apply to the residential zone areas where they can be found to be compatible with uses in the underlying zone.

**Locally Identified Affected Agencies:**

Department of Transportation, Union County

**Proposal Received:** March 28, 2016**First Evidentiary Hearing:** May 02, 2016**Final Hearing Date:****Local Contact:** Beth Wendt**Phone:** 541-898-2185**Regional Representative:** Grant Young

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**Salem****Local File #:** CA16-01**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code in the following areas: Sections 521.005, 522.005, 522.010, 523.005, 523.010, 551.005, 551.010, 553.005, 553.010, 554.005, 554.010, AND 617.015 to allow dance schools and similar instructional activities in the Commercial Office zone; allow rebuilding and continued use of duplexes that are damaged or destroyed in the retail commercial, general commercial, industrial commercial, industrial park and general industrial zones; and allow self-service storage in the riverfront overlay zone.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** March 29, 2016**First Evidentiary Hearing:** May 03, 2016**Final Hearing Date:** May 03, 2016**Local Contact:** Bryn Colbourne**Phone:** 503-540-2363**Regional Representative:** Angela Lazarean

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**The Dalles****Local File #:** ZOA 92-16**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Chapter 2 Definitions to add marijuana related definitions; Chapter 5 to add language prohibiting marijuana production, processing, wholesaling, and retailing in certain zones, and chapter 6 by prohibiting marijuana production, processing, wholesaling or retailing as a home business.

**Locally Identified Affected Agencies:**

Wasco County

**Proposal Received:** March 30, 2016**First Evidentiary Hearing:** May 05, 2016**Final Hearing Date:** June 13, 2016**Local Contact:** Richard Gassman**Phone:** 541-296-5481**Regional Representative:** Scott Edelman

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**Washington County****Local File #:** Ord. 809**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan as follows: Policy 29 of the Rural /Natural Resource Plan; Policy 10 of the Comprehensive Framework Plan for the Urban Area; the Bethany Community Plan/North Bethany Subarea Plan and the Cedar Hills - Cedar Mill Community Plan/Bonny Slope West Subarea Plan; and the Community Development Code related to Planned Development Density Standards in the CBD, Bonny Slope West Subarea Overlay District, Division of a Lot or Parcel Split by an Urban Growth Boundary, Public Facility and Service Standards, and Property Line Adjustments Outside the Urban Growth Boundary.

**Locally Identified Affected Agencies:**

City of Hillsboro, City of Beaverton, City of Cornelius, City of Tigard, City of Forest Grove, City of Sherwood, City of Banks, City of Tualatin, City of Wilsonville, City of Gaston, City of King City , City of North Plains

**Proposal Received:** March 30, 2016**First Evidentiary Hearing:** May 04, 2016**Final Hearing Date:** July 26, 2016**Local Contact:** Mike Dahlstrom**Phone:** 503-846-8101**Regional Representative:** Anne Debbaut