



Oregon

Kate Brown, Governor

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May 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 05/06/2016 and 05/12/2016. 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.

Albany

Local File #: CP-01-16

DLCD File #: 001-16

Proposal Summary:

Amend the Transportation System Plan (TSP) Project L19 to extend Somerset Avenue west to Timber Ridge Street.

Locally Identified Affected Agencies:

Department of Transportation, Linn County

Proposal Received: May 10, 2016

First Evidentiary Hearing: June 20, 2016

Final Hearing Date: August 10, 2016

Local Contact: Melissa Anderson

Phone: 541-704-2319

Regional Representative: Ed Moore

Bay City**Local File #:** 2016-06**DLCD File #:** 002-16**Proposal Summary:**

Amend the Transportation System Plan (TSP) Chapter General Goals and Policies - Sections Planning Process, Executive Summary, Technical Memo 1, Technical Memo 2, Technical Memo 3 to recognize and support the planned regional multiuse bicycle and pedestrian Salmonberry Trail.

Locally Identified Affected Agencies:

Tillamook County, Port of Garibaldi, Port of Tillamook Bay Railroad

Proposal Received: May 09, 2016

First Evidentiary Hearing: June 15, 2016

Final Hearing Date: July 12, 2016

Local Contact: Angie Cherry

Phone: 503-377-2288

Regional Representative: Patrick Wingard

Clackamas County**Local File #:** ZDO-256**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Map from various designations and zones for 9600.00 acres located throughout the city for any land in the City of Damascus that becomes unincorporated due to deannexation from the city or disincorporation of the city. The proposed changes would apply to properties that have already deannexed from Damascus and on a rolling basis as additional properties become unincorporated.

Locally Identified Affected Agencies:

Metro, City of Happy Valley, City of Damascus

Proposal Received: May 09, 2016

First Evidentiary Hearing: June 13, 2016

Final Hearing Date: June 22, 2016

Local Contact: Martha Fritzie

Phone: 503-742-4529

Regional Representative: Jon Jinings

Columbia County

Local File #: ZC 16-02

DLCD File #: 001-16

Proposal Summary:

Amend the Zoning Map from Rural Residential (RR-5) to Highway Commercial (C-S) for 2.30 acres located at 50861 Columbia River Hwy, 3N 2W 24-00 TL 01404.

Locally Identified Affected Agencies:

None

Proposal Received: May 06, 2016

First Evidentiary Hearing: June 06, 2016

Final Hearing Date:

Local Contact: Glen Higgins

Phone: 503-366-3902

Regional Representative: Patrick Wingard

Cornelius

Local File #: CPA-01-16 & ZC-02-16

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan Map from Industrial to Medium Density Residential and the Zoning Map from Industrial (M-1) to Multi-Family Residential (A-2) for 8.15 acres located at 1S304DC #4600.

Locally Identified Affected Agencies:

None

Proposal Received: May 12, 2016

First Evidentiary Hearing: June 28, 2016

Final Hearing Date: July 18, 2016

Local Contact: Tim Franz

Phone: 503-357-3011

Regional Representative: Anne Debbaut

Junction City**Local File #:** AMD-16-01**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Title 17 Chapter 17.80 Flood Hazard Areas by adding and deleting text.

Locally Identified Affected Agencies:

None

Proposal Received: May 12, 2016**First Evidentiary Hearing:** July 20, 2016**Final Hearing Date:** August 09, 2016**Local Contact:** Jordan Cogburn**Phone:** 541-998-4763**Regional Representative:** Ed Moore

Linn County**Local File #:** BC16-0003**DLCD File #:** 004-16**Proposal Summary:**

Amend the Comprehensive Plan text and the land Development Code text, affecting LCC Chapters 904, 905, 920, 921, 927, 929, 932, and 934; and establish a "Public Services" Plan designation and a "Public Services" zoning designation.

Locally Identified Affected Agencies:

State Fire Marshal, Department of Environmental Quality, Department of State Lands, Department of Transportation, Oregon Department of Forestry, Department of Water Resources

Proposal Received: May 09, 2016**First Evidentiary Hearing:** June 14, 2016**Final Hearing Date:** June 22, 2016**Local Contact:** Robert Wheeldon**Phone:** 541-967-3816**Regional Representative:** Jon Jinings

Newport**Local File #:** 1-UGB-16/ 1-CP-16**DLCD File #:** 003-16**Proposal Summary:**

Equal area UGB boundary adjustment with 6 acres being added and removed. The new boundary line will align with a property line adjustment that the two property owners are undertaking. Land area within the UGB is part of the Wolf Tree Destination Resort Planned Development. Property outside the UGB is designated for forest uses. The change better accommodates homesite that have been approved by the County on both parcels. Amend the Comprehensive Plan Map from Forest to High Density Residential and from High Density Residential to Forest for 6.00 acres located at 12-11-05 TLs 100 and 801.

Locally Identified Affected Agencies:

Lincoln County

Proposal Received: May 10, 2016**First Evidentiary Hearing:** June 13, 2016**Final Hearing Date:** July 18, 2016**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

Philomath**Local File #:** PC16-02**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code Table 18-45-020 to clarify language and standards for placement of new jails.

Locally Identified Affected Agencies:

Benton County

Proposal Received: May 10, 2016**First Evidentiary Hearing:** June 20, 2016**Final Hearing Date:** July 11, 2016**Local Contact:** Jim Minard**Phone:** 541-929-6148**Regional Representative:** Ed Moore

Phoenix**Local File #:** A16-01 & ZO16-01**DLCD File #:** 001-16**Proposal Summary:**

Annex 2.70 acres into the city.

Locally Identified Affected Agencies:

Jackson County

Proposal Received: May 06, 2016**First Evidentiary Hearing:** June 13, 2016**Final Hearing Date:** July 18, 2016**Local Contact:** Matt Brinkley**Phone:** 541-535-2050**Regional Representative:** Josh LeBombard

Portland**Local File #:** Community Involvement**DLCD File #:** 005-16**Proposal Summary:**

Periodic Review Task 5. Amend the Comprehensive Plan to implement Policy 2.16 of the new 2035 Comprehensive Plan. The project establishes a Community Involvement Program that provides a structure and guidance for staff and community members to continuously learn, adapt and refine practices for meaningful, inclusive involvement. Title 33 Planning and Zoning, -33.740 Legislative Procedure, -33.910 Definitions, Title 3 Administration, -3.33.030 Functions, and -Add a new section.

Locally Identified Affected Agencies:

None

Proposal Received: May 06, 2016**First Evidentiary Hearing:** June 14, 2016**Final Hearing Date:****Local Contact:** Sara Wright**Phone:** 503-823-7728**Regional Representative:** Anne Debbaut

Salem**Local File #:** CA16-02**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code to change the boundaries of the Broadway-High Street Retail Overlay Zone to Include three parcels just outside of the present overlay boundary. The amendment is requested by the property owner concurrently with an application to change the Comprehensive Plan Map and zoning of the subject property to "Commercial" with CR (Commercial Retail) zoning (Case No. CPC-ZC16-03}. Related to 004-16.

Locally Identified Affected Agencies:

None

Proposal Received: May 12, 2016**First Evidentiary Hearing:** June 21, 2016**Final Hearing Date:** June 21, 2016**Local Contact:** Christopher Green**Phone:** 503-540-2326**Regional Representative:** Gordon Howard

Salem**Local File #:** CPC-ZC16-03**DLCD File #:** 004-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Single Family Residential to Commercial and the Zoning Map from Single Family Residential to Commercial Retail for 0.30 acres located at 560 & 590 Willow St NE, 073W22DA06700; 6800 and 6999.

Locally Identified Affected Agencies:

None

Proposal Received: May 11, 2016**First Evidentiary Hearing:** June 21, 2016**Final Hearing Date:** June 21, 2016**Local Contact:** Christopher Green**Phone:** 503-540-2326**Regional Representative:** Angela Lazarean

Silverton**Local File #:** DC-16-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Section 4.10.140 Annexation Review Criteria by addition provisions that require a public need for annexations, that there be a buffer of R-5 land between RM-10 and R-1 land, that there be a criteria regarding the timeliness of an annexation and that it be reasonable and in the public interest.

Locally Identified Affected Agencies:

None

Proposal Received: May 10, 2016**First Evidentiary Hearing:** June 14, 2016**Final Hearing Date:** July 11, 2016**Local Contact:** Jason Gottgetreu**Phone:** 503-874-2212**Regional Representative:** Angela Lazarean

Tigard**Local File #:** CPA2016-00001/ZCA201**DLCD File #:** 001-16**Proposal Summary:**

Annex 7.41 acres into the city. Amend the Comprehensive Plan and Zoning Maps from Low Density Residential (R-4.5 zoning) to Medium Density Residential (R-7 zoning) for 7.41 acres located at 16285/16325/16380 SW 113th Ave.; WCTM and Tax Lots 2S115AB01500, 2S115AB01400, and 2S115AB00500.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: May 10, 2016**First Evidentiary Hearing:** June 20, 2016**Final Hearing Date:** July 26, 2016**Local Contact:** Cheryl Caines**Phone:** 503-718-2437**Regional Representative:** Anne Debbaut