



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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June 21, 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 06/10/2016 and 06/16/2016. 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.

Benton County

Local File #: LU-16-016

DLCD File #: 001-16

Proposal Summary:

Amend the Zoning Map from Urban Residential to Urban Commercial for 0.80 acres located at 5800 & 5820 NW Hwy 99W, Corvallis & 11-5-12BD-500 & 400.

Locally Identified Affected Agencies:

Department of Transportation, City of Corvallis

Proposal Received: June 14, 2016

First Evidentiary Hearing: July 19, 2016

Final Hearing Date: August 02, 2016

Local Contact: Kristin Anderson

Phone: 541-766-6298

Regional Representative: Ed Moore

Cornelius**Local File #:** CMCA-01-16**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code by adding and deleting text in order to update the standards and regulations.

Locally Identified Affected Agencies:

None

Proposal Received: June 15, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** August 15, 2016**Local Contact:** Ryan Wells**Phone:** 503-992-5370**Regional Representative:** Anne Debbaut

Happy Valley**Local File #:** CPA-08-16**DLCD File #:** 006-16**Proposal Summary:**

Amend the Transportation System Plan (TSP) to update is aimed at fulfilling Transportation Planning Rule (TPR) requirements for comprehensive transportation planning in the cities of Oregon, meeting Metro Regional Transportation Functional Plan (RTFP) requirements for planning in cities in the Portland Metro area and presenting the investments and priorities for the Pedestrian, Bicycle, Transit, and Motor Vehicle systems along with new transportation programs to correct existing shortfalls and enhance critical services. For each travel mode, a Master Plan project map and list are identified to support the City's transportation goals and policies. Projects that are reasonably expected to be funded through the year 2040 were identified and are referred to as Financially Constrained Plans.

Locally Identified Affected Agencies:

Department of Transportation, Metro, Clackamas County

Proposal Received: June 15, 2016**First Evidentiary Hearing:** August 09, 2016**Final Hearing Date:** September 20, 2016**Local Contact:** Michael Walter**Phone:** 503-783-3839**Regional Representative:** Jennifer Donnelly

Happy Valley**Local File #:** LDC-06-16**DLCD File #:** 005-16**Proposal Summary:**

Amend the Development Code by updating the standards for a wide variety of topics and issues.

Locally Identified Affected Agencies:

Metro

Proposal Received: June 10, 2016**First Evidentiary Hearing:** July 12, 2016**Final Hearing Date:** August 16, 2016**Local Contact:** Michael Walter**Phone:** 503-783-3839**Regional Representative:** Jennifer Donnelly

Hillsboro**Local File #:** ZC-007-16**DLCD File #:** 012-16**Proposal Summary:**

Annex 9.60 acres into the city. Amend the Zoning Map from County Future Development (FD-20) to City Single Family Residential (SFR-7) for acres located at 1S209DD00300.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: June 14, 2016**First Evidentiary Hearing:** July 19, 2016**Final Hearing Date:** August 02, 2016**Local Contact:** John Boren**Phone:** 503-681-5292**Regional Representative:** Anne Debbaut

Klamath County

Local File #: CLUP/ZC 6-16

DLCD File #: 007-16

Proposal Summary:

Amend the Comprehensive Plan Map from Rural to Rural Service Center; and the Zoning Map from Rural Residential (R-1) to Rural Community Commercial for 4.01 acres located at 24S 8E 36DAc700 & 701.

Locally Identified Affected Agencies:

None

Proposal Received: June 14, 2016

First Evidentiary Hearing: July 26, 2016

Final Hearing Date: July 26, 2016

Local Contact: Mark Gallagher

Phone: 541-851-3668

Regional Representative: Scott Edelman

Lane County

Local File #: 509-PA16-05492

DLCD File #: 005-16

Proposal Summary:

Amend the Development Code Chapter 14 Application Review Procedures by updating the standards.

Locally Identified Affected Agencies:

None

Proposal Received: June 10, 2016

First Evidentiary Hearing: July 19, 2016

Final Hearing Date:

Local Contact: Mark Rust

Phone: 541-682-4541

Regional Representative: Ed Moore

Lincoln City**Local File #:** ZOA 2016-05**DLCD File #:** 007-16**Proposal Summary:**

Amend the Development Code Amends regulation of Vacation Rental Dwellings (VRDs). Amends zones to clarify whether VRDs are allowed as “permitted” (unlimited rental nights) or “accessory” (limited rental nights). Allows unlimited rental nights in R-1-5 zone; sets cap on VRDs with unlimited nights in R-1-5. Limits rental to 30 nights per year in residential zones. Recognizes existing licensed VRDs in residential zones. Modifies notice procedure. Allows no re-zoning to VR Vacation Rental. Modifies parking/landscaping.

Locally Identified Affected Agencies:

None

Proposal Received: June 14, 2016**First Evidentiary Hearing:** July 19, 2016**Final Hearing Date:** August 22, 2016**Local Contact:** Richard Townsend**Phone:** 541-996-2153**Regional Representative:** Patrick Wingard

Newport**Local File #:** 1-SUB-16/2-PD-16/2CP**DLCD File #:** 004-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Low Density Residential to High Density Residential from High Density Residential to Low Density Residential; and the Zoning Map from R-3 to R-2 for 11.00 acres locates at T11S, R11W, Sec 20, TL 100m 700 & 1300.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: June 14, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** August 15, 2016**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

Portland

Local File #: 16-133809 CP ZC

DLCD File #: 006-16

Proposal Summary:

Amend the Comprehensive Plan Map from High Density Single-Dwelling to Townhouse Multi-Dwelling; and Zoning Map from R5 (Residential) to R3 (Residential 3,000) for 1.39 acres located at 1N2E19BD 12100, 1N2E19BD 12600, 1N2E19BD 12200.

Locally Identified Affected Agencies:

None

Proposal Received: June 13, 2016

First Evidentiary Hearing: June 27, 2016

Final Hearing Date:

Local Contact: Matt Wickstrom

Phone: 503-823-6825

Regional Representative: Anne Debbaut

Prineville

Local File #: AM-2016-101

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code to create a new Chapter 153C to address a temporary worker housing crisis which adds temporary housing opportunities not currently available.

Locally Identified Affected Agencies:

None

Proposal Received: June 16, 2016

First Evidentiary Hearing: July 19, 2016

Final Hearing Date: August 09, 2016

Local Contact: Phil Stenbeck

Phone: 541-447-8338

Regional Representative: Scott Edelman

Salem

Local File #: CA 16-03

DLCD File #: 008-16

Proposal Summary:

Amend the Salem Revised Code chapters 551 (IC) and 553 (IP) to allow the commercial growing of recreational marijuana as a conditional use in the Industrial Commercial (IC) and the Industrial Park (IP) zones.

Locally Identified Affected Agencies:

None

Proposal Received: June 14, 2016

First Evidentiary Hearing: July 25, 2016

Final Hearing Date: July 25, 2016

Local Contact: Bryan Colbourne

Phone: 503-540-2363

Regional Representative: Angela Lazarean

Salem

Local File #: CPC-ZCIG-05

DLCD File #: 009-16

Proposal Summary:

Amend the Comprehensive Plan Map from Industrial to Industrial Commercial; and the Zoning Map from General Commercial to Industrial Commercial for 4.62 acres located at 8S 3W 1A TL 600.

Locally Identified Affected Agencies:

None

Proposal Received: June 14, 2016

First Evidentiary Hearing: July 19, 2016

Final Hearing Date: July 19, 2016

Local Contact: Christopher Green

Phone: 503-540-2326

Regional Representative: Angela Lazarean

Tigard**Local File #:** DCA2016-00001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to remove Section 18.330.050.10.b.i removing the required 15-foot yard setbacks for cemetery grave sites.

Locally Identified Affected Agencies:

None

Proposal Received: June 16, 2016**First Evidentiary Hearing:** August 15, 2016**Final Hearing Date:** September 13, 2016**Local Contact:** Gary Pagenstecher**Phone:** 503-718-2434**Regional Representative:** Anne Debbaut

Washington County**Local File #:** Ord 813**DLCD File #:** 005-16**Proposal Summary:**

Amend the Comprehensive Framework Plan - Rural/Natural Resource Plan and various Community Development Code sections to make general revisions and corrections, updates, and ministerial changes.

Locally Identified Affected Agencies:

None

Proposal Received: June 14, 2016**First Evidentiary Hearing:** July 20, 2016**Final Hearing Date:** August 23, 2016**Local Contact:** Anne Kelly**Phone:** 503-846-3583**Regional Representative:** Anne Debbaut

Wilsonville

Local File #: DB16-0020 (together

DLCD File #: 004-16

Proposal Summary:

Amend the Zoning Map from Public Facility (PF) to Village (V) for 3.20 acres located at 3S1W15AC02900.

Locally Identified Affected Agencies:

Department of Transportation, Metro, Clackamas County

Proposal Received: June 16, 2016

First Evidentiary Hearing: July 25, 2016

Final Hearing Date: August 15, 2016

Local Contact: Daniel Pauly

Phone: 503-682-4960

Regional Representative: Jennifer Donnelly