



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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June 27, 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 06/17/2016 and 06/23/2016. 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.

Ashland

Local File #:

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Map from Low Density Multi-Family (R-2) to Commercial (C-1) for an approximately 8400 square foot parcel located at 150 N. Pioneer Street, 39 1E 09BA; Tax lot 11800.

Locally Identified Affected Agencies:

None

Proposal Received: June 22, 2016

First Evidentiary Hearing: August 09, 2016

Final Hearing Date: September 06, 2016

Local Contact: Bill Molnar

Phone: 541-552-2042

Regional Representative: Josh LeBombard

Beaverton**Local File #:** CPA2014-0005/ZMA2014**DLCD File #:** 005-16**Proposal Summary:**

Annex 2.16 acres into the city. Amend the Comprehensive Plan Map from Washington Co. Institutional to Beaverton NR-SD; and the Zoning Map from Washington Co. Institutional to Beaverton R-7 for 2.16 acres located at 1S 1W 23DB TL 03700

Locally Identified Affected Agencies:

Washington Country

Proposal Received: June 23, 2016**First Evidentiary Hearing:** July 27, 2016**Final Hearing Date:** July 27, 2016**Local Contact:** Jeff Salvon**Phone:** 503-526-3725**Regional Representative:** Anne Debbaut

Bend**Local File #:** PZ 16-0372**DLCD File #:** 008-16**Proposal Summary:**

Amend the Development Code Article X, to add 14.5 acres of residential land to the Central Oregon Community College – Special Planned District/Overlay Zone. Amend the Comprehensive Plan and Zoning Maps from Residential Standard Density (RS) to Residential Medium Density (RM) for 8.00 acres located at 17-11-25CD-02200.

Locally Identified Affected Agencies:

None

Proposal Received: June 20, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** September 07, 2016**Local Contact:** Amy Barry**Phone:** 541-693-2114**Regional Representative:** Scott Edelman

Bend**Local File #:** PZ-16-0335**DLCD File #:** 007-16**Proposal Summary:**

Amend the Zoning Map from Residential Urban Standard Density (RS) to Residential Urban Medium Density (RM) for 5.63 acres located at 181208B 1100,1102,1200,1203,1301; 181208AB 402.

Locally Identified Affected Agencies:

None

Proposal Received: June 17, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** July 25, 2016**Local Contact:** Aaron Henson**Phone:** 541-383-4885**Regional Representative:** Scott Edelman

Cannon Beach**Local File #:** CP 16-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan as follows: Dark sky ordinance: amend 17.44.15, Table B; Slope/density: Amend 17.82.020, 17.08.040, 17.10.040, 17.12.040, 17.14.040, 17.16.040, 17.18.040, 17.20.040, and 17.26.040; Appeal period: Amend 16.04.370, 17.88.130, and 17.88.140; Short-term rental: Amend 17.77.020; Government structures/schools: Amend 17.22.030.C; Cannon Beach Elementary School site: Amend Comprehensive Plan Housing policy 16; Recreation, Open Space, Natural, Visual and Historic Resources policy 4; Hardscape/softscape: Amend 17.04.335 and 17.44.120; PODS/dumpsters: Add new sections 17.04.446, 17.54.100 and 17.54.110; Planned Development chapter 17.40; Tree removal ordinance chapter 17.70.

Locally Identified Affected Agencies:

None

Proposal Received: June 23, 2016**First Evidentiary Hearing:** July 28, 2016**Final Hearing Date:** September 06, 2016**Local Contact:** Mark Barnes**Phone:** 503-436-8040**Regional Representative:** Patrick Wingard

Clackamas County**Local File #:** ZDO-258**DLCD File #:** 003-16**Proposal Summary:**

Adopt a Multimodal Mixed-Use Area designation within the Clackamas Regional Center pursuant to OAR 660-12-0060. Exempt Plan amendments and zone changes within the MMA from v/c performance standards but apply queuing standards for ODOT facilities. Revise planning horizon and assumed transportation projects criteria for zone changes to comply with OAR 660-12-0060. Adopt new required transportation projects for the CRC. Amend Plan Chapters 5 and 10 and ZDO Sections 202, 1007 and 1202.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: June 20, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** September 21, 2016**Local Contact:** Abbot Flatt**Phone:** 503-742-4533**Regional Representative:** Jennifer Donnelly

Island City**Local File #:** 2016-5**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Article 3 to the standards for minor non-discretionary land use decisions such as single-family and duplex building permits, confirmation of service availability, and determination of compliance with conditions of approval. The existing code requires a pre-application conference for all land use decisions; this change removes the pre-application requirement for minor, objective staff decisions. Minor formatting changes.

Locally Identified Affected Agencies:

None

Proposal Received: June 23, 2016**First Evidentiary Hearing:** August 08, 2016**Final Hearing Date:** September 12, 2016**Local Contact:** Karen Howton**Phone:** 541-963-5017**Regional Representative:** Grant Young

[REDACTED]

[REDACTED]

[REDACTED]

Klamath Falls

Local File #: 1-Z-2016

DLCD File #: 003-16

Proposal Summary:

Amend the Comprehensive Plan to create a Planned Unit Development (PUD) for a campus of related community service organizations, such as the gospel mission, a sobriety center, medical facilities and state agencies. Amend the Comprehensive Plan Map from Commercial General (CG) to Klamath Falls Works PUD, and from Light Industrial to Klamath Falls Works PUD for 19.80 acres located at 38S9E 33DB TLs 601, 700, 800, 900, 1000, 1200 and 1500.

Locally Identified Affected Agencies:

None

Proposal Received: June 23, 2016

First Evidentiary Hearing: July 25, 2016

Final Hearing Date: August 22, 2016

Local Contact: Erik Noble

Phone: 541-883-5254

Regional Representative: Scott Edelman

Lake Oswego**Local File #:** LU 15-0035**DLCD File #:** 004-16**Proposal Summary:**

Amend the Development Code to streamline and update the Commercial, Mixed Use, Industrial, and Special Use Table (LOC Table 50.03.002-2), ensure that commercial standards implement the updated Comprehensive Plan, and implement use-related amendments recommended by the Southwest Employment Area Plan. The affected sections are LOC 50.02, Base Zoning Districts; LOC 50.03, Use Regulations; LOC 50.05, Overlay and Design Districts; LOC 50.06, Development Standards; and LOC 50.10, Definitions.

Locally Identified Affected Agencies:

None

Proposal Received: June 20, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** October 11, 2016**Local Contact:** Jessica Numanoglu**Phone:** 503-635-0283**Regional Representative:** Jennifer Donnelly

Oregon City**Local File #:** LE-16-0001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code in the following Chapters: 17.08, 17.10, 17.12, 17.14, 17.16, 17.18, 17.24, 17.26, 17.29, 17.31, 17.32, 17.34, 17.35, 17.36, 17.37, 17.39, and 17.54 to adopt time, place and manner regulations for marijuana businesses.

Locally Identified Affected Agencies:

Clackamas County

Proposal Received: June 21, 2016**First Evidentiary Hearing:** July 25, 2016**Final Hearing Date:** September 21, 2016**Local Contact:** Pete Walter**Phone:** 503-496-1568**Regional Representative:** Jennifer Donnelly

Portland**Local File #:****DLCD File #:** 007-16**Proposal Summary:**

Amend the Development Code to comply with and implement new 2035 Comprehensive Plan Policy and Map. The changes are proposed to SF and MF zones (33.110 & 33.120); Historic Preservation (33.445); Guild's Lake Plan District (33.531); Land Divisions (33.600s); and Comp Plan amendments (33.810). Map Changes are proposed to the designated "major public trail alignment" network (citywide). Amend the Zoning Map from various zones to various zones for 9630.62 located throughout the city.

Locally Identified Affected Agencies:

None

Proposal Received: June 20, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** July 26, 2016**Local Contact:** John Cole**Phone:** 503-823-2475**Regional Representative:** Anne Debbaut

Portland**Local File #:** Central City 2035 Pl**DLCD File #:** 008-16**Proposal Summary:**

Amend the Comprehensive Plan policies and Development Code by updating the 1988 Central City Plan, Central City Scenic Resource Protection Plan, and the Willamette River Natural Resources Inventory. Amend the Comprehensive Plan and Zoning Maps from multiple zones to multiple zones for 1590.00 acres located throughout the Central City area. Revised notice was submitted on 2016-06-23 to update involves a minor edit to Action TR118 in Volume 5 of the material previously submitted. The phrase "clear and objective" has been removed.

Locally Identified Affected Agencies:

Department of Transportation, Metro

Proposal Received: June 20, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** August 09, 2016**Local Contact:** Sallie Edmunds**Phone:** 503-823-6950**Regional Representative:** Anne Debbaut

Rockaway Beach**Local File #:** CPA 16-02**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan and Transportation System Plan to recognize and support the planned regional multiuse bicycle and pedestrian Salmonberry Trail. Chapter of the Comp Plan proposed for amendment: -Transportation Element, and Parks and Recreation Element: Policies. Downtown Plan sections proposed for amendment: -Executive Summary, -Sect. 1 Introduction, -Sect. 2 Existing Conditions & Future Opportunities and -Sect. 3: Alternatives & Recommendations.

Locally Identified Affected Agencies:

None

Proposal Received: June 21, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** August 10, 2016**Local Contact:** Terri Michael**Phone:** 503-355-2291**Regional Representative:** Patrick Wingard

Sherwood**Local File #:** PA 16-5**DLCD File #:** 004-16**Proposal Summary:**

Amend the Development Code to regulate recreational facilities beyond the State's minimum regulations. The proposed amendments define the land use zones that the five license types are allowed, identify buffers where retail facilities would not be allowed, and identify other locational and operational restrictions. The amendments also include the land use process applicants must go through before the City approves a license.

Locally Identified Affected Agencies:

Oregon Liquor Control Commission

Proposal Received: June 22, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** August 16, 2016**Local Contact:** Michelle Miller**Phone:** 503-625-4242**Regional Representative:** Anne Debbaut

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

Amend the Comprehensive Plan to repeal and replace Element E and add the City's newly adopted Economic Opportunity Analysis as an appendix to Element E.

Locally Identified Affected Agencies:

Department of Transportation, Jackson County

Proposal Received: June 22, 2016**First Evidentiary Hearing:** July 28, 2016**Final Hearing Date:** August 17, 2016**Local Contact:** Zac Moody**Phone:** 541-535-7401**Regional Representative:** Josh LeBombard

Umatilla**Local File #:** LDO 7-2016**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code as follows: administrative cleanup; add new definitions; clarify existing language and minor tweaks to certain requirements; specify all improvements must be installed to city standards prior to final plat approval and grant extra time to complete improvements; implement "recommendation" in 2003 TSP update (in Section 12.4.432 of Comp Plan) that sidewalks be at edge of street right-of-way; clarify circumstances for exceeding time limit for improvements.

Locally Identified Affected Agencies:

None

Proposal Received: June 22, 2016**First Evidentiary Hearing:** July 26, 2016**Final Hearing Date:** August 16, 2016**Local Contact:** William Searles**Phone:** 503-922-3226**Regional Representative:** Grant Young

Umatilla County

Local File #: T-16-066 & Z-308-16

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan to change the language limiting processing contained in the original Findings, and allow processing at the mining site.

Locally Identified Affected Agencies:

Oregon Department of Geology And Mineral Industries

Proposal Received: June 20, 2016

First Evidentiary Hearing: July 28, 2016

Final Hearing Date: August 17, 2016

Local Contact: Carol Johnson

Phone: 541-278-6301

Regional Representative: Grant Young

Veneta

Local File #: CP/ZC-1-16

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan Map from Rural Residential to Medium Density Residential & from Low Density Residential to Medium Density; and the Zoning Map from Rural Residential to General Residential and from Single Family Residential to General Residential for 50.78 acres located at 17-05-31-00-00400, 17-05-31-00-00501, 17-05-31-34-00602.

Locally Identified Affected Agencies:

None

Proposal Received: June 17, 2016

First Evidentiary Hearing: August 02, 2016

Final Hearing Date:

Local Contact: Lisa Garbett

Phone: 541-935-2191

Regional Representative: Ed Moore