



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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July 8, 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 07/01/2016 and 07/07/2016. 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.

Beaverton

Local File #: TA2016-0003

DLCD File #: 006-16

Proposal Summary:

Amend the Development Code sections 60.10 (Floodplain) and Chapter 90 (Definitions) to implement the new updated FEMA floodplain maps and make text changes required by FEMA to meet the requirements of the NFIP.

Locally Identified Affected Agencies:

Federal Emergency Management Agency

Proposal Received: July 06, 2016

First Evidentiary Hearing: August 10, 2016

Final Hearing Date: September 20, 2016

Local Contact: Jana Fox

Phone: 503-532-3710

Regional Representative: Anne Debbaut

Happy Valley**Local File #:** ANN-01-16/CPA-07-16/**DLCD File #:** 008-16**Proposal Summary:**

Annex 14.37 acres into the city. Amend the Comprehensive Plan and Zoning Maps from R15, R10, VR-5/7, RRFF5, and R8.5 to R15, R10, R-5, RRFF5, and R8.5 for 14.37 acres located at 12E34DD02200, 12E34DA02200, 22E12BA01206, 13E30D 00400, 22E12BB02600, 13E30D 01000, 13E30D01001, 23E06A 00501, and 23E06A 00300.

Locally Identified Affected Agencies:

Metro, Clackamas County

Proposal Received: July 06, 2016**First Evidentiary Hearing:** August 16, 2016**Final Hearing Date:** August 16, 2016**Local Contact:** Chris Alfino**Phone:** 503-786-3810**Regional Representative:** Jennifer Donnelly

Happy Valley**Local File #:** ANN-02-16.CPA-06-16/**DLCD File #:** 009-16**Proposal Summary:**

Annex 0.71 acres into the city. Amend the Comprehensive Plan and Zoning Maps from County R-7 to City R-7 for 0.71 acres located at 22E02DC11700, 22E02DC12300, 22E02DC12000, 22E02DC09300, and 22E02DC11500.

Locally Identified Affected Agencies:

Metro, Clackamas County

Proposal Received: July 06, 2016**First Evidentiary Hearing:** August 16, 2016**Final Hearing Date:** August 16, 2016**Local Contact:** Chris Alfino**Phone:** 503-786-3810**Regional Representative:** Jennifer Donnelly

Hillsboro**Local File #:** ZC-008-16**DLCD File #:** 013-16**Proposal Summary:**

Annex 2.24 acres into the city. Amend the Zoning Map from County R-9 Residential zone to City SFR-10 Single Family Residential for 2.24 acres located at 1N336BA00200.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: July 06, 2016

First Evidentiary Hearing: August 16, 2016

Final Hearing Date: September 06, 2016

Local Contact: Sarah Bruce

Phone: 503-681-6214

Regional Representative: Anne Debbaut

Medford**Local File #:** CP-16-075**DLCD File #:** 008-16**Proposal Summary:**

Amend the Comprehensive Plan - Neighborhood Element to create a way for land owners to develop urbanization plans (refinement plans) that show land uses, densities, and transportation networks in the newly included areas. Besides the value to long-range planning, the urbanization plans will demonstrate how the City is committing to its land-use and density obligations under the Regional Plan.

Locally Identified Affected Agencies:

None

Proposal Received: July 01, 2016

First Evidentiary Hearing: August 25, 2016

Final Hearing Date: October 20, 2016

Local Contact: John Adam

Phone: 541-774-2399

Regional Representative: Josh LeBombard

Newberg**Local File #:** DCA-16-003**DLCD File #:** 009-16**Proposal Summary:**

Amend the Development Code Chapter 15.305 Zoning Use Tables; 15.342.110 Stream Corridor Overlay; 15.350.030 Civic Corridor Overlay; 15.356.050 Bypass Interchange Overlay; and 15.358.030 and 15.358.050 Interim Industrial Overlay for regulations on medical marijuana dispensaries, processors and wholesalers, and recreational marijuana processors, as either permitted, conditional or prohibited uses in districts and subdistricts within the City.

Locally Identified Affected Agencies:

Oregon Health Authority, Yamhill County, Oregon Liquor Control Commission

Proposal Received: July 05, 2016

First Evidentiary Hearing: August 11, 2016

Final Hearing Date: September 19, 2016

Local Contact: Doug Rux

Phone: 503-537-1212

Regional Representative: Angela Lazarean

Port Orford**Local File #:** PO 2017-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Title 17 to add a new Chapter 17.14 Off-Street Parking and Loading for off-street parking and loading areas is to relieve traffic congestion; to ensure public safety and convenience; to provide safe access to parked vehicles; and to help insure safe and timely response of emergency vehicles.

Locally Identified Affected Agencies:

None

Proposal Received: July 05, 2016

First Evidentiary Hearing: August 09, 2016

Final Hearing Date: September 15, 2016

Local Contact: Patty Clark

Phone: 541-366-4570

Regional Representative: Dave Perry

Roseburg

Local File #: ZC-16-2

DLCD File #: 002-16

Proposal Summary:

Annex 5.89 acres into the city. Amend the Zoning Map from County Residential (R-1) to City Limited Multi-Family Residential (MR-14) for 5.89 acres located at 27S 6W 14BC TL 5500.

Locally Identified Affected Agencies:

None

Proposal Received: July 07, 2016

First Evidentiary Hearing: August 15, 2016

Final Hearing Date: September 26, 2016

Local Contact: John Lazur

Phone: 541-492-6750

Regional Representative: Josh LeBombard

Turner

Local File #: 16-05

DLCD File #: 002-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Multi-Family Residential to Downtown Commercial for 0.50 acres located at 082W 29DD 05900.

Locally Identified Affected Agencies:

None

Proposal Received: July 05, 2016

First Evidentiary Hearing: August 25, 2016

Final Hearing Date: August 25, 2016

Local Contact: David Sawyer

Phone: 503-743-2155

Regional Representative: Angela Lazarean