



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)

July 15, 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 07/08/2016 and 07/14/2016. 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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## **Cornelius**

**Local File #:** AN-02-16, CPA-02-16

**DLCD File #:** 004-16

### **Proposal Summary:**

Annexation of Map 1N3 35C Tax Lot # 400 into City Limits; Comprehensive Plan Map Amendment of 5.43 acres of land outside of UGB, County Rural Reserve to City Low-Density Residential; Zone Change, 10.03 acres from County AF-20 to City R-7, 7.41 acres County AF-20 to City R-7 and Natural Resource Overlay (NRO). Please note the County Tax Assessor records indicate that Tax Lot #400 is 17.83 acres in size. The applicant's Registered PLS has determined the Lot is 17.44 acres in size located at 625 N. 341st Ave, Hillsboro, OR 97124; 1N3 35C TL# 400.

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

Washington County

**Proposal Received:** July 12, 2016

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

**Final Hearing Date:** October 17, 2016

**Local Contact:** Ryan Wells

**Phone:** 503-992-5370

**Regional Representative:** Anne Debbaut

**Forest Grove****Local File #:** 311-16-000133-PLNG**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code to delete Sections 5.800 to 5.860 Areas of Special Flood Hazard in its entirety; and amending Forest Grove Development Code Articles 2, 5, 8 and 12 to adopt new Flood Damage Prevention regulations and definitions.

**Locally Identified Affected Agencies:**

Department of State Lands, Federal Emergency Management Agency

**Proposal Received:** July 11, 2016

**First Evidentiary Hearing:** August 15, 2016

**Final Hearing Date:** September 12, 2016

**Local Contact:** Robert Foster

**Phone:** 503-992-3228

**Regional Representative:** Anne Debbaut

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**Hillsboro****Local File #:** CDCA-002-16**DLCD File #:** 014-16**Proposal Summary:**

Amend the Development Code Section 12.27.100, Regulatory Floodplain Overlay, of the Community Development Code (CDC). On 5/4/16 FEMA notified the City that recently updated Flood Insurance Maps must be adopted into the CDC by 11/4/16 for the City to remain in good standing in the National Flood Insurance Program. The Planning Department has identified sections where the current CDC language should be clarified or amended to meet the intent of the regulation.

**Locally Identified Affected Agencies:**

Department of Transportation, Federal Emergency Management Agency, Metropolitan Service District

**Proposal Received:** July 13, 2016

**First Evidentiary Hearing:** August 24, 2016

**Final Hearing Date:** August 24, 2016

**Local Contact:** Sarah Bruce

**Phone:** 503-681-6214

**Regional Representative:** Anne Debbaut

**Manzanita****Local File #:** D16-00**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code to limit use of cargo containers as accessory storage units; defines brewpub, micro-winery and microdistillery as outright permitted uses in the Commercial zone; clarifies landscaping requirements and design review requirements for commercial buildings; sets standards for planting trees under utility lines; clarifies definition of "yard" and "average finished grade".

**Locally Identified Affected Agencies:**

None

**Proposal Received:** July 11, 2016**First Evidentiary Hearing:** August 15, 2016**Final Hearing Date:** October 05, 2016**Local Contact:** Jerald Taylor**Phone:** 503-368-5343**Regional Representative:** Patrick Wingard

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**McMinnville****Local File #:** G 2-16**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Chapter 17.64 (Marijuana Related Activities) to remove the 1,000 foot buffer requirement around state licensed preschools from marijuana related activities.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** July 14, 2016**First Evidentiary Hearing:** August 18, 2016**Final Hearing Date:** September 27, 2016**Local Contact:** Ron Pomeroy**Phone:** 503-434-7311**Regional Representative:** Angela Lazarean

**Metolius**

**Local File #:** RZ 01-16

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Commercial (C-1) to Residential (R-1) for 2.50 acres located at 11S 13E 28AC 700, 11S 13E 28AC 600; 11S 13E 28AC 1300; 11S 13E 28AC 1200; 11S 13E 28AC 4000; 11S 13E 28AC 3900; and 11S 13E 28AC 3800.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** July 11, 2016

**First Evidentiary Hearing:** August 15, 2016

**Final Hearing Date:** September 15, 2016

**Local Contact:** Rhonda Stewart

**Phone:** 541-546-5533

**Regional Representative:** Scott Edelman

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**Philomath**

**Local File #:** PC16-08

**DLCD File #:** 006-16

**Proposal Summary:**

Amend the Comprehensive Plan Map from Heavy Industrial to High Density Residential (R-3) for 2.00 acres located at 12-6-01CD, TL 1900.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** July 12, 2016

**First Evidentiary Hearing:** August 15, 2016

**Final Hearing Date:** September 12, 2016

**Local Contact:** Jim Minard

**Phone:** 541-929-6148

**Regional Representative:** Ed Moore

**Redmond****Local File #:** 711-16-000107**DLCD File #:** 005-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from High Density Residential (R-5) to Strip Service Commercial (C-1) for 1.59 acres located at 151215DC00302.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** July 08, 2016**First Evidentiary Hearing:** August 15, 2016**Final Hearing Date:** September 13, 2016**Local Contact:** Scott Woodford**Phone:** 541-923-7758**Regional Representative:** Scott Edelman

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**Tigard****Local File #:** DCA2016-00002**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code to adopt updated Flood Insurance maps; (TDC) 18.775 (Sensitive Lands) to include regulation for critical facilities and a severability clause; and amend 18.735 (Marijuana Facilities) to revise spacing requirements between facilities.

**Locally Identified Affected Agencies:**

Oregon Health Authority, Department of Transportation, Oregon Liquor Control Commission

**Proposal Received:** July 11, 2016**First Evidentiary Hearing:** August 15, 2016**Final Hearing Date:** September 27, 2016**Local Contact:** Agnes Kowacz**Phone:** 503-718-2429**Regional Representative:** Anne Debbaut

**Washington County**

**Local File #:** Ord 815

**DLCD File #:** 008-16

**Proposal Summary:**

Amend the Community Development Code (CDC) for consistency with state legislation regarding wineries in exclusive farm use areas, and to clarify winery standards for non-resource lands. CDC sections to be amended are: 340 (EFU), 344 (AF-20), 346 (AF-10), 348 (AF-5), 350 (RR-5), 352 (R-COM), 354 (R-IND), 356 (MAE), 430 (Special Uses), and 440 (Nonconforming Uses and Structures).

**Locally Identified Affected Agencies:**

Metro, Oregon Liquor Control Commission

**Proposal Received:** July 12, 2016

**First Evidentiary Hearing:** August 17, 2016

**Final Hearing Date:** September 20, 2016

**Local Contact:** Anne Kelly

**Phone:** 503-846-3583

**Regional Representative:** Anne Debbaut