



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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July 29, 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 07/22/2016 and 07/28/2016. 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.

Coos Bay

Local File #: 187-ZON16-026

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code to create a zoning overlay on certain properties in the LDR-6 zoning district that would allow multi-family uses and zero lot line developments. These were previously permitted on the proposed properties in the prior zoning (Restricted Waterfront Residential) before a recent text amendment. Amend the Zoning Map from Low Density Residential (LDR-6) to Low Density Residential (LDR-6) overlay for 52.50 acres located throughout the city.

Locally Identified Affected Agencies:

None

Proposal Received: July 22, 2016

First Evidentiary Hearing: September 13, 2016

Final Hearing Date: October 18, 2016

Local Contact: Tom Dixon

Phone: 541-269-1181

Regional Representative: Dave Perry

Cornelius

Local File #: CMCA-02-16

DLCD File #: 005-16

Proposal Summary:

Amend the Development Code to establish and update time, place, and manner regulations for medical and recreational marijuana faculties.

Locally Identified Affected Agencies:

None

Proposal Received: July 25, 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

Cornelius

Local File #: CMCA-03-16

DLCD File #: 006-16

Proposal Summary:

Amend the Development Code to establish new floodplain management regulations, in conformance with FEMA requirements and consistent with newly-adopted Flood Insurance Rate Maps.

Locally Identified Affected Agencies:

None

Proposal Received: July 25, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: September 06, 2016

Local Contact: Ryan Wells

Phone: 503-992-5370

Regional Representative: Anne Debbaut

Corvallis

Local File #: ZDC16-00004

DLCD File #: 004-16

Proposal Summary:

Amend the Zoning Map from General Industrial (GI) to Mixed Use Employment (MUE) for 0.56 acres located at 12S 5W 2BB 07100.

Locally Identified Affected Agencies:

None

Proposal Received: July 27, 2016

First Evidentiary Hearing: September 07, 2016

Final Hearing Date:

Local Contact: Rian Amiton

Phone: 541-766-6573

Regional Representative: Ed Moore

Gladstone

Local File #: BEH GL 2016-01

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code Chapter 17.24.040 Conditional Uses in the Light Industrial zone to regulate marijuana facilities.

Locally Identified Affected Agencies:

None

Proposal Received: July 22, 2016

First Evidentiary Hearing: September 20, 2016

Final Hearing Date: October 11, 2016

Local Contact: David Doughman

Phone: 503-226-7191

Regional Representative: Jennifer Donnelly

Medford

Local File #: ZC-16-078

DLCD File #: 010-16

Proposal Summary:

Amend the Zoning Map from I-G (General Industrial) to I-L (Light Industrial) for 0.51 acres located at 2933 Bullock Road, 71W18BBB2900.

Locally Identified Affected Agencies:

None

Proposal Received: July 25, 2016

First Evidentiary Hearing: September 08, 2016

Final Hearing Date: September 08, 2016

Local Contact: Kristina Heredia

Phone: 541-774-2378

Regional Representative: Josh LeBombard

Medford

Local File #: ZC-16-083

DLCD File #: 009-16

Proposal Summary:

Amend the Zoning Map from I-G (General Industrial) to C-H (Heavy Commercial) for 0.37 acres located at 371W30CA6703 – 107 E 13th Street.

Locally Identified Affected Agencies:

None

Proposal Received: July 22, 2016

First Evidentiary Hearing: September 08, 2016

Final Hearing Date: September 22, 2016

Local Contact: Kelly Akin

Phone: 541-774-1280

Regional Representative: Josh LeBombard

Merrill**Local File #:****DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Section 1.3.300 Definition of Basic Utilities to include renewable energy sources located within the city limits whether or not said renewable energy sources provide a direct benefit to residents of the city.

Locally Identified Affected Agencies:

None

Proposal Received: July 28, 2016**First Evidentiary Hearing:** September 13, 2016**Final Hearing Date:** September 13, 2016**Local Contact:** Dick Carleton**Phone:** 541-798-5808**Regional Representative:** Scott Edelman

Morrow County**Local File #:** AC-105-16, AZM-106-1**DLCD File #:** 005-16**Proposal Summary:**

Amend the Comprehensive Plan to protect an aggregate site under Goal 5 rules. Amend the Zoning Map from Exclusive Farm Use (EFU) to add the site to the Significant Resources Overlay Zone Map for 3.00 acres located at 3S 26 9 tax lot 1500.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of Transportation, Oregon Department of Geology And Mineral Industries

Proposal Received: July 26, 2016**First Evidentiary Hearing:** August 30, 2016**Final Hearing Date:****Local Contact:** Stephanie Loving**Phone:** 541-922-4624**Regional Representative:** Grant Young

Morrow County

Local File #: AC-107-16, AZM-108-1

DLCD File #: 006-16

Proposal Summary:

Amend the Comprehensive Plan to protect an aggregate site under Goal 5 rules. Amend the Zoning Map from Exclusive Farm Use (EFU) to add the site to the Significant Resources Overlay Zone Map for 10.30 acres located at 4N 23 tax lot 110.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of Transportation, Oregon Department of Geology And Mineral Industries

Proposal Received: July 26, 2016

First Evidentiary Hearing: August 30, 2016

Final Hearing Date:

Local Contact: Stephanie Loving

Phone: 541-922-4624

Regional Representative: Grant Young

Pendleton

Local File #: AMD16-07

DLCD File #: 004-16

Proposal Summary:

Amend the Development Code to add Chapter 5.09 RSIA.

Locally Identified Affected Agencies:

None

Proposal Received: July 25, 2016

First Evidentiary Hearing: September 01, 2016

Final Hearing Date: September 15, 2016

Local Contact: George Clough

Phone: 541-966-0247

Regional Representative: Grant Young

Roseburg

Local File #: ZC-16--3

DLCD File #: 003-16

Proposal Summary:

Amend the Zoning Map from Mixed Use (MU) to Medium Industrial (M2) for 5.00 acres located at T27, R6, Sec.13AD, TL1200, 1300, 1400, 1500, 2400.

Locally Identified Affected Agencies:

None

Proposal Received: July 28, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: October 10, 2016

Local Contact: John Lazur

Phone: 541-492-6750

Regional Representative: Josh LeBombard

Salem

Local File #: CPC-ZC-SPR16-07

DLCD File #: 010-16

Proposal Summary:

Amend the Comprehensive Plan Map from Single Family Residential to Public Open Space; and the Zoning Map from Single Family Residential (RS) to Public Amusement (PA) for 5.00 acres located at 4318 Lone Oak Rd SE; 083W10BC / 02400 and 02500).

Locally Identified Affected Agencies:

None

Proposal Received: July 25, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date: September 06, 2016

Local Contact: Aaron Panko

Phone: 503-540-2356

Regional Representative: Angela Lazarean

Springfield**Local File #:** TYP416-00001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Section 4.3-145 (Table 4.3-1) of the Springfield Development Code would move the "Public Land and Open Space" District from the list of zoning districts where only Stealth and Low Visibility wireless telecommunications system (WTS) facilities are allowable, and move it to the list of zoning districts where Stealth, Low Visibility, and Moderate Visibility WTS facilities are allowable.

Locally Identified Affected Agencies:

None

Proposal Received: July 28, 2016**First Evidentiary Hearing:** September 07, 2016**Final Hearing Date:** October 03, 2016**Local Contact:** Andy Limbird**Phone:** 541-726-3784**Regional Representative:** Ed Moore

Stayton**Local File #:** 9-04/16**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Title 17 to list Crop Production as a permitted use following site plan review in the Light Industrial and Industrial Commercial zones, with footnote 15 applying to the use in these zones, restricting the use to indoors only.

Locally Identified Affected Agencies:

None

Proposal Received: July 27, 2016**First Evidentiary Hearing:** July 18, 2016**Final Hearing Date:****Local Contact:** Dan Fleishman**Phone:** 503-769-2998**Regional Representative:** Angela Lazarean

Tillamook

Local File #: ZOA-16-02

DLCD File #: 003-16

Proposal Summary:

Amend the Development Code to update the standards in the following areas: Title XV, Chapter 153, Zoning Code, including 153.004, Application Procedures and Fees; 153.031, Hazard Overlay District; 153.032, Town Center Overlay District; 153.035, Water Resource Overlay District; 153.051, Site Development Standards; 153.053 Sign Standards; 153.055, Design and Landscape Standards; 153.070, Conditional Use Permit; 153.071, Amendments; 153.073, Site Plan Review.

Locally Identified Affected Agencies:

None

Proposal Received: July 26, 2016

First Evidentiary Hearing: September 01, 2016

Final Hearing Date: October 17, 2016

Local Contact: David Mattison

Phone: 503-842-3443

Regional Representative: Patrick Wingard