



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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August 19, 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 08/12/2016 and 08/18/2016. 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.

Amity

Local File #:

DLCD File #: 001-16

Proposal Summary:

Amend the Development Code to delete density language that contradicts minimum lot size standards to wit: 2.103.04- Assisted Living, and, Multi-Family with 5 or more units 2,000 square feet per unit
2.103.5(D)2 - Multi-family development (including assisted living or nursing facilities): The minimum density shall be 8 units per acre; the maximum density shall be 16 units per acre.

Locally Identified Affected Agencies:

None

Proposal Received: August 16, 2016

First Evidentiary Hearing: September 21, 2016

Final Hearing Date: October 05, 2016

Local Contact: Jim Minard

Phone: 541-961-7263

Regional Representative: Angela Lazarean

Beaverton**Local File #:** ZMA2016-0001**DLCD File #:** 009-16**Proposal Summary:**

Amend the Zoning Map Urban Medium Density (R2) to Community Service for an unspecified amount of acres Located at 8661 SW Canyon Lane. Revision notice 2016/09/07 adding the specific acres and location information = 0.56 acres 1S1W11A01700.

Locally Identified Affected Agencies:

None

Proposal Received: August 17, 2016**First Evidentiary Hearing:** September 28, 2016**Final Hearing Date:** December 06, 2016**Local Contact:** Sandra Freund**Phone:** 503-526-3718**Regional Representative:** Anne Debbaut

Bend**Local File #:** PZ-16-0492**DLCD File #:** 010-16**Proposal Summary:**

Amend the Zoning Map from Light Industrial (IL) to Mixed Employment (ME) for 0.14 acres located at 17-12-32AA-07200.

Locally Identified Affected Agencies:

None

Proposal Received: August 17, 2016**First Evidentiary Hearing:** September 22, 2016**Final Hearing Date:** September 22, 2016**Local Contact:** Rachel Ruppel**Phone:** 541-693-2111**Regional Representative:** Scott Edelman

Canby**Local File #:** ANN/ZC 16-04**DLCD File #:** 004-16**Proposal Summary:**

Annex 1.86 acres into the city. Amend the Zoning Map from RRFSS to R-1.5 for 1.86 acres located at 1009 NE Territorial Road, 3S 1E 28 1700.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2016**First Evidentiary Hearing:** September 26, 2016**Final Hearing Date:** October 19, 2016**Local Contact:** Bryan Brown**Phone:** 503-266-0702**Regional Representative:** Jennifer Donnelly

Cave Junction**Local File #:** A-443-2016**DLCD File #:** 002-16**Proposal Summary:**

Annex 0.74 acres into the city. Amend the Zoning Map from County RR-5 to City SF for 0.74 acres located at 25897 Redwood Highway, 39S 8W 16D TL 606.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2016**First Evidentiary Hearing:** September 19, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Lisa Richardson**Phone:** 541-592-2156**Regional Representative:** Josh LeBombard

Cave Junction**Local File #:** A-444-2016**DLCD File #:** 001-16**Proposal Summary:**

Annex 1.25 acres into the city. Amend the Zoning Map from County RR-5 to City SF for 1.25 acres located at 25917 Redwood Highway, 39S 8W 16D TL 604.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2016**First Evidentiary Hearing:** September 19, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Lisa Richardson**Phone:** 541-592-2156**Regional Representative:** Josh LeBombard

Dallas**Local File #:** LA 16-01**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code Sections 3.6.050, 3.6.060 A. and B., and 3.6.120 to update the standards and review procedures for temporary signs. This was not submitted as a proposal = NOA.

Locally Identified Affected Agencies:

None

Proposal Received: August 15, 2016**First Evidentiary Hearing:** August 01, 2016**Final Hearing Date:****Local Contact:** Jason Locke**Phone:** 503-831-3565**Regional Representative:** Angela Lazarean

Garibaldi

Local File #: ZC-2016-01

DLCD File #: 001-16

Proposal Summary:

Amend the Zoning Map from R-1 (Medium Density Residential) to C-1 (Commercial) for 0.47 acres located at 1 10 22 BA, TLs 1200, 1300 and a portion of 490.

Locally Identified Affected Agencies:

None

Proposal Received: August 18, 2016

First Evidentiary Hearing: September 06, 2016

Final Hearing Date:

Local Contact: Blake Lettenmaier

Phone: 503-322-3327

Regional Representative: Patrick Wingard

Hillsboro

Local File #: ZC-011-16

DLCD File #: 018-16

Proposal Summary:

Amend the Zoning Map from SFR-7 Single Family Residential to SFR-4.5 Single Family Residential for 0.45 acres located at 1N336DA05601, 1N336DA05700, 1N336DA05701, 1N336DA05800, 1N336DA05801.

Locally Identified Affected Agencies:

Metropolitan Service District, Washington County

Proposal Received: August 17, 2016

First Evidentiary Hearing: September 21, 2016

Final Hearing Date:

Local Contact: Andrew Crampton

Phone: 503-681-6239

Regional Representative: Anne Debbaut

Jacksonville**Local File #:** 2016-158**DLCD File #:** 001-16**Proposal Summary:**

Complete re-write of Jacksonville Development Code, incorporating the Model Development Code and User's Guide for Small Communities. Titles 16, 17, and 18 will be repealed and replaced with the attached text. The Comprehensive Plan Historic Element is also being amended to ensure consistency with the proposed Development Code revisions.

Locally Identified Affected Agencies:

None

Proposal Received: August 18, 2016**First Evidentiary Hearing:** September 27, 2016**Final Hearing Date:** January 27, 2017**Local Contact:** Dick Converse**Phone:** 541-423-1373**Regional Representative:** Josh LeBombard

Lincoln City**Local File #:** CPA & ZC 2016-02**DLCD File #:** 008-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Park to Single-Family Residential (R-5) for 2.85 acres located at 07-11-34-BA, Tax Lots 1500 - 1800.

Locally Identified Affected Agencies:

None

Proposal Received: August 17, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** October 24, 2016**Local Contact:** Debra Nicholson**Phone:** 541-996-1228**Regional Representative:** Patrick Wingard

Lincoln City**Local File #:** CPA & ZC 2016-05**DLCD File #:** 009-16**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Residential, Multiple Family I (R-M) to General Commercial (GC) for 0.75 acres located at 2020 NE 22nd St. (07-11-11-BC, TL 600/4300).

Locally Identified Affected Agencies:

None

Proposal Received: August 17, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Debra Nicholson**Phone:** 541-996-1228**Regional Representative:** Patrick Wingard

Oakland**Local File #:****DLCD File #:** 001-16**Proposal Summary:**

Adopt code amendments in the form of a Development Code combining the City's Zoning Ordinance, Subdivision Ordinance, and other relevant ordinances and changes precipitating from the Local Street Network Plan. The code also includes significant sections of the State's Model Development Code for Small Cities.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: August 18, 2016**First Evidentiary Hearing:** September 23, 2016**Final Hearing Date:** December 15, 2016**Local Contact:** Terri Long**Phone:** 541-459-4531**Regional Representative:** Josh LeBombard

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

Adopt the Oakland Local Street Network Plan. A plan revising street design standards , outlining transportation projects and project priorities, and proposing future street network connectivity. The Plan is a functional plan amendment of the Oakland Comprehensive Plan, and necessitates comprehensive plan policy and element updates.

Locally Identified Affected Agencies:

None

Proposal Received: August 18, 2016**First Evidentiary Hearing:** September 23, 2016**Final Hearing Date:** December 15, 2016**Local Contact:** Terri Long**Phone:** 541-459-4531**Regional Representative:** Josh LeBombard

Salem**Local File #:** CPC-ZC16-06**DLCD File #:** 013-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Single Family Residential to Commercial; and the Zoning Map from Single Family Residential (RS) to Commercial Office (CO) for 0.52 acres located at 800 Liberty St. SE; 073W27CA 04900, 05000, 05100, 05200, and 05300.

Locally Identified Affected Agencies:

None

Proposal Received: August 16, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** September 20, 2016**Local Contact:** Christopher Green**Phone:** 503-540-2326**Regional Representative:** Angela Lazarean

Salem**Local File #:** CPC-ZC16-10**DLCD File #:** 014-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Industrial to Multifamily Residential; and the Zoning Map from Industrial Business Campus (IBC) to Multiple Family Residential (RM-2) for 8.85 acres located at 3390 Blossom Drive NE; 073W01A03200.

Locally Identified Affected Agencies:

None

Proposal Received: August 16, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** September 20, 2016**Local Contact:** Christopher Green**Phone:** 503-540-2326**Regional Representative:** Angela Lazarean

Springfield**Local File #:** TYP416-00002**DLCD File #:** 003-16**Proposal Summary:**

Amend the Development Code to the size limitations (SDC 5.15-105) and applicable zones (SDC 5.15-110) where ministerial review of site improvements is allowed concurrently with building permits. The proposed changes are revisions to an existing chapter of the implementing ordinance.

Locally Identified Affected Agencies:

None

Proposal Received: August 12, 2016**First Evidentiary Hearing:** September 20, 2016**Final Hearing Date:** October 17, 2016**Local Contact:** Jim Donovan**Phone:** 541-726-3660**Regional Representative:** Ed Moore