



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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September 2, 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 08/26/2016 and 09/01/2016. 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.

Benton County

Local File #: LU-16-057

DLCD File #: 002-16

Proposal Summary:

Adopt the FEMA approved a Physical Map Revision (PMR) that revises the Special Flood Hazard Area (SFHA) on five Flood Insurance Rate Map panels for the North Albany area of Benton County and a Letter of Map Revision (LOMR) for three properties along Oak Creek near Corvallis. The proposed amendments will incorporate the revised SFHA, PMR, and LOMR information into the current zoning ordinance and map. Revisions to correct slight errors within Chapter 83 of the Development Code will also be incorporated.

Locally Identified Affected Agencies:

Federal Emergency Management Agency

Proposal Received: August 30, 2016

First Evidentiary Hearing: October 04, 2016

Final Hearing Date: October 18, 2016

Local Contact: Toby Lewis

Phone: 541-766-6819

Regional Representative: Ed Moore

Coos Bay**Local File #:** 187 ZON16-029**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Industrial (I) designation to Residential – High Density (R-H); and the Zoning Map from Industrial/Commercial (I-C) to Medium Density Residential (MDR-16) for 0.80 acres located at 519, 549, and 579 Bessie Street, T. 25S, R. 13W, S. 35AA, Tax Lots 6100, 6200 & 6300.

Locally Identified Affected Agencies:

None

Proposal Received: August 29, 2016**First Evidentiary Hearing:** October 11, 2016**Final Hearing Date:** November 15, 2016**Local Contact:** Tom Dixon**Phone:** 541-269-1181**Regional Representative:** Dave Perry

Forest Grove**Local File #:** 311-16-000180-PLNG**DLCD File #:** 004-16**Proposal Summary:**

Amend the 2002 Parks, Recreation and Open Space Master Plan to extend the planning period and by updating the plan to reflect the land use assumptions from recent long range planning policy documents including the Forest Grove Comprehensive Plan update completed in 2014.

Locally Identified Affected Agencies:

None

Proposal Received: August 29, 2016**First Evidentiary Hearing:** October 03, 2016**Final Hearing Date:** November 14, 2016**Local Contact:** Tom Gamble**Phone:** 503-992-3237**Regional Representative:** Anne Debbaut

Hood River

Local File #: 2016-37

DLCD File #: 003-16

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Open Space/Public Facilities (OS/PF) to High Density Residential (R-3) for 5.33 acres located at 3N 10E 26DB #700.

Locally Identified Affected Agencies:

None

Proposal Received: August 26, 2016

First Evidentiary Hearing: October 03, 2016

Final Hearing Date: October 11, 2016

Local Contact: Cindy Walbridge

Phone: 541-387-5217

Regional Representative: Scott Edelman

Lebanon

Local File #: 16-08-48

DLCD File #: 005-16

Proposal Summary:

Amend the Comprehensive Plan Map from Industrial (C-IND) to Mixed Use (C-MU) and the Zoning Map from Industrial (Z-IND) to Mixed Use (Z-MU) for 3.93 acres located at 555 Hansard Ave. T12S; 2W;S03C; TL0600.

Locally Identified Affected Agencies:

None

Proposal Received: September 01, 2016

First Evidentiary Hearing: September 21, 2016

Final Hearing Date: October 12, 2016

Local Contact: Walt Wendolowski

Phone: 541-258-4252

Regional Representative: Ed Moore

Philomath**Local File #:** PC16-09**DLCD File #:** 007-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Industrial to High Density Residential; and the Zoning Map from Heavy Industrial to High Density Residential (R-3) for 2.50 acres located at 12-6-01CD, TL 900.

Locally Identified Affected Agencies:

None

Proposal Received: August 30, 2016**First Evidentiary Hearing:** September 19, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Jim Minard**Phone:** 541-929-6148**Regional Representative:** Ed Moore

Portland**Local File #:** Task 5**DLCD File #:** 011-16**Proposal Summary:**

Task V - Combines amendments described in Notices 001-16, 003-16, 004-16, 005-16, 006-15, 007-15 and 007-16; amends the Official City Zoning Map; amends multiple chapters of Title 33 (Zoning Code) to implement adopted plan policies; and updates community involvement program. Task IV – Further updates to the Transportation System Plan, adjusts Major Trails on Comprehensive Plan Map, and adds new allowed mixed use zone to Plan Policy. Task I.C - CIC report for Task V.

Locally Identified Affected Agencies:

None

Proposal Received: September 01, 2016**First Evidentiary Hearing:** October 06, 2016**Final Hearing Date:** December 29, 2016**Local Contact:** Eric Engstrom**Phone:** 503-823-3329**Regional Representative:** Anne Debbaut

Salem**Local File #:** CPC-ZC16-11**DLCD File #:** 015-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Developing Residential to Multifamily Residential; and the Zoning Map from RA (Residential Agriculture) to RM-2 (Multiple Family Res.) for 10.00 acres of a 25.89 acre parcel located at 5991 Liberty Rd. S; 083W16C00700.

Locally Identified Affected Agencies:

None

Proposal Received: August 30, 2016**First Evidentiary Hearing:** October 04, 2016**Final Hearing Date:** October 04, 2016**Local Contact:** Christopher Green**Phone:** 503-540-2326**Regional Representative:** Angela Lazarean

Tualatin**Local File #:** PTA16-0001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code to adopt Federal Emergency Management Agency (FEMA) Requirements for Development in the Floodplain. The purpose of these amendments is to facilitate local implementation of the National Flood Insurance Program requirements and to adopt the best available geographic data defining locations that are at a high risk of flooding.

Locally Identified Affected Agencies:

Federal Emergency Management Agency

Proposal Received: August 31, 2016**First Evidentiary Hearing:** October 10, 2016**Final Hearing Date:** October 10, 2016**Local Contact:** Jeff Fuchs**Phone:** 503-691-3034**Regional Representative:** Anne Debbaut