



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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November 09, 2015



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 10/30/2015 and 11/05/2015. 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.

Donald

Local File #: LA 2015-04

DLCD File #: 003-15

Proposal Summary:

Amend the Development Code to include: additional definitions for new terms, add commercial marijuana retailers as a conditional use to the Commercial (C) zone, add marijuana production and processing as a conditional use to the Industrial (I) zone, add food carts as a conditional use to the C zone, and allow drive-ins and drive-through facilities to the Commercial (C) zone.

Locally Identified Affected Agencies:

None

Proposal Received: November 04, 2015

First Evidentiary Hearing: November 30, 2015

Final Hearing Date: December 08, 2015

Local Contact: Heidi Bell

Phone: 503-678-5543

Regional Representative: Angela Lazarean

Forest Grove**Local File #:** 311-15-000020-PING**DLCD File #:** 005-15**Proposal Summary:**

Amend the Development Code Articles 3 Zoning Districts, Article 4 Overlay Zones, Article 7 Miscellaneous Provisions, Article 8 General Developments Standards; and Article 12 Definitions to implement the recently updated Comprehensive Plan. Amend the Comprehensive Map from Town Center Support (TCS) to Town Center Transition (TCT), from Commercial Corridor (C-C) to Town Center Transition (TCT); the Zoning Map from General Industrial (GI) to Mixed Use (NMU), from Residential (R-10) to Mixed Use (NMU) for 84.80 acres located at various locations in the city.

Locally Identified Affected Agencies:

None

Proposal Received: November 02, 2015**First Evidentiary Hearing:** December 07, 2015**Final Hearing Date:** January 25, 2016**Local Contact:** Daniel Riordan**Phone:** 503-992-3226**Regional Representative:** Anne Debbaut

Jefferson**Local File #:****DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Section 12.04.080 to add definitions; Section 12.12.040 Permitted Uses; Section 12.30.050 Prohibited Uses; Section 12.84.040 Criteria; and Section 12.84.070 Criteria and conditions specific to marijuana facilities to establish definitions, and regulations for recreation and medical marijuana facilities.

Locally Identified Affected Agencies:

None

Proposal Received: October 30, 2015**First Evidentiary Hearing:** December 07, 2015**Final Hearing Date:** December 17, 2015**Local Contact:** Sarah Cook**Phone:** 541-327-2768**Regional Representative:** Angela Lazarean

Milton-Freewater**Local File #:****DLCD File #:** 001-15**Proposal Summary:**

Amend the Development Code Title 10 Chapter 2 Definitions to add medical marijuana dispensary; Chapter 10-4-6(B), 10-4-7(B) and 10-4-8(B) to add standards regulating medical marijuana facilities.

Locally Identified Affected Agencies:

None

Proposal Received: October 30, 2015**First Evidentiary Hearing:** December 07, 2015**Final Hearing Date:** December 14, 2015**Local Contact:** Gina Hartzheim**Phone:** 541-938-8234**Regional Representative:** Grant Young

Molalla**Local File #:** P 110-2015**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Section 16.12.030 Definitions; 17.12.020 Land uses and development standards Central Business District (CBD), General Commercial District (C-2); Table 17.12.1 Commercial Districts - Allowed Land Uses; Table 17.12.2 Commercial Districts—Development Standards; Light Industrial District (M-1); Heavy Industrial District (M-2); Employment District; Table 17.16.1 - Land Uses Allowed in Industrial Districts and Table 17.16.2 - Development Standards for Industrial Districts to allow. identify location and restrictions of medical and recreational marijuana facilities, wholesale and processing for 50.00 acres located throughout the city.

Locally Identified Affected Agencies:

None

Proposal Received: November 03, 2015**First Evidentiary Hearing:** December 16, 2015**Final Hearing Date:** January 13, 2016**Local Contact:** Nicolas Lennartz**Phone:** 503-759-0219**Regional Representative:** Jennifer Donnelly

Newberg**Local File #:** CPTA-15-002**DLCD File #:** 004-15**Proposal Summary:**

Amend the Transportation System Plan (TSP) to remove one of the proposed southbound through lanes on Highway 219, and remove one of the proposed southbound right turn lanes (between Springbrook Road and the Bypass) and Change the intersection design of the Highway 219/Phase 1 Bypass/Wilsonville Road intersection to a “No Thru Traffic” design. With the “No Thru Traffic” design, westbound traffic on Wilsonville Road could only turn right or left onto Highway 219. SR av 12/3.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: October 30, 2015**First Evidentiary Hearing:** December 10, 2015**Final Hearing Date:** January 19, 2016**Local Contact:** Jessica Pelz**Phone:** 503-554-7744**Regional Representative:** Angela Lazarean

Newport**Local File #:** 2-AX-15/4-Z-15**DLCD File #:** 004-15**Proposal Summary:**

Annex 0.23 acres into the city. Amend the Zoning Map from Rural Residential (RR-2) to Urban Light Industrial (I-1) for 0.23 acres located at 7576 N Coast Highway, 10-11-20-BB TL 400.

Locally Identified Affected Agencies:

Department of Transportation

Proposal Received: November 04, 2015**First Evidentiary Hearing:** November 23, 2015**Final Hearing Date:** January 04, 2016**Local Contact:** Derrick Tokos**Phone:** 541-574-0644**Regional Representative:** Patrick Wingard

Shady Cove**Local File #:** CPA 15-01**DLCD File #:** 003-15**Proposal Summary:**

Amend the Comprehensive Plan Natural Resources and Hazards element and Development Code to include a riparian protection ordinance, defining riparian corridors, regulating activities within the corridors, and establishing development review procedures.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of State Lands, Oregon Department of Fish And Wildlife, Jackson County, US Army Corps of Engineers

Proposal Received: November 04, 2015**First Evidentiary Hearing:** December 10, 2015**Final Hearing Date:** February 04, 2015**Local Contact:** Debby Jermain**Phone:** 541-878-8204**Regional Representative:** Josh LeBombard

Shady Cove**Local File #:** ZC 15-01**DLCD File #:** 004-15**Proposal Summary:**

Amend the Comprehensive Plan Map from Public to Commercial; and the Zoning Map from Public Use to General Commercial for 1.00 acres located at 22501 Hwy 62, 34S 1W 10CD TL 1800 & 1900.

Locally Identified Affected Agencies:

Department of Transportation, Jackson County, Jackson County Fire District #4

Proposal Received: November 04, 2015**First Evidentiary Hearing:** December 10, 2015**Final Hearing Date:** January 07, 2016**Local Contact:** Debby Jermain**Phone:** 541-878-8204**Regional Representative:** Josh LeBombard

Sherwood**Local File #:** PA 15-05**DLCD File #:** 005-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from General Commercial to Medium Density Residential for 3 acres located at 2S 1W 31AB TL 8000, 8100, 8200; 2S 1W 31BA TL 8200.

Locally Identified Affected Agencies:

Department of Transportation, Bonneville Power Administration, Metropolitan Service District, Washington County

Proposal Received: November 04, 2015**First Evidentiary Hearing:** December 08, 2015**Final Hearing Date:** January 05, 2016**Local Contact:** Michelle Miller**Phone:** 503-625-4242**Regional Representative:** Anne Debbaut

Silverton**Local File #:** DC-15-03**DLCD File #:** 003-15**Proposal Summary:**

Amend the Development Code Section 2.3.180 General Commercial District Design Standards to clarify and raise the level of design required for new commercial buildings and major remodels.

Locally Identified Affected Agencies:

None

Proposal Received: November 04, 2015**First Evidentiary Hearing:** January 12, 2016**Final Hearing Date:** February 01, 2016**Local Contact:** Jason Gottgetreu**Phone:** 503-874-2212**Regional Representative:** Angela Lazarean

Stanfield**Local File #:** 11-2015**DLCD File #:** 002-15**Proposal Summary:**

Amend the Zoning Map from Residential/Urban Holding to Residential/Multi-Family for 11.38 acres located at 3N 29E 05 TL 201.

Locally Identified Affected Agencies:

None

Proposal Received: November 05, 2015**First Evidentiary Hearing:** January 06, 2016**Final Hearing Date:** February 02, 2016**Local Contact:** Blair Larsen**Phone:** 541-449-3831**Regional Representative:** Grant Young

Tigard**Local File #:** CPA2015-00005/ZON201**DLCD File #:** 007-15**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from Professional Commercial District (C-P) to Medium Density Residential (R-12) for 1.54 acres located at 7303 SW Spruce St., 10705 SW 72nd Ave., 10735 SW 72nd Ave; 1S 1W 36AC TL 02200, 02400, 02600; and from Medium Density Residential to General Commercial for 1.37 acres located at 13125 SW Pacific Hwy, 2S 1W 02CB TL 00200.

Locally Identified Affected Agencies:

Metropolitan Service District

Proposal Received: November 05, 2015**First Evidentiary Hearing:** December 14, 2015**Final Hearing Date:** January 12, 2016**Local Contact:** Gary Pagenstecher**Phone:** 503-718-2434**Regional Representative:** Anne Debbaut

Tigard

Local File #: ZON2015-00006 / SUB2

DLCD File #: 006-15

Proposal Summary:

Amend the Zoning Map from Medium Density Residential (R-12) to Medium Density Residential (R-7) 6.05 acres at 15435 SW Hall Blvd, 2S111DA 00400.

Locally Identified Affected Agencies:

Department of State Lands, Department of Transportation, Oregon Department of Fish And Wildlife, US Army Corps of Engineers

Proposal Received: November 02, 2015

First Evidentiary Hearing: December 07, 2015

Final Hearing Date: December 07, 2015

Local Contact: John Floyd

Phone: 503-718-2429

Regional Representative: Anne Debbaut

Troutdale

Local File #: 15-057

DLCD File #: 003-15

Proposal Summary:

Amend the Comprehensive Plan and Zoning Maps from Medium Density Residential to High Density Residential for 6.88 acres located at 1N 3E 35BC TL 700.

Locally Identified Affected Agencies:

Multnomah County

Proposal Received: November 05, 2015

First Evidentiary Hearing: December 16, 2015

Final Hearing Date:

Local Contact: Chris Damgen

Phone: 503-674-7228

Regional Representative: Jennifer Donnelly