



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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December 14, 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 12/04/2015 and 12/10/2015. 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.

Beaverton

Local File #: CPA 2015-0008

DLCD File #: 013-15

Proposal Summary:

Amend the Comprehensive Plan Volume III Statewide Planning Inventory to incorporate the Local Wetland Inventory (LWI) for the South Cooper Mountain Annexation Area (SCMAA) for 544.00 acres located at 1S131, 2S106, 2S201

Locally Identified Affected Agencies:

Department of State Lands, Metropolitan Service District, U.S. Army Corps of Engineers, Washington Country

Proposal Received: December 10, 2015

First Evidentiary Hearing: January 27, 2016

Final Hearing Date:

Local Contact: David Levitan

Phone: 503-350-4022

Regional Representative: Anne Debbaut

Douglas County

Local File #: 15-056

DLCD File #: 004-15

Proposal Summary:

Exception to Statewide Planning Goals 3 and 4. Amend the Comprehensive Plan Map from Farm Forest Transitional (FFT) to Industrial (IND) and the Zoning Map from Farm Forest (FF) to Rural Industrial (ME) for 32.00 acres located at 2465 ST HWY 38, DRAIN; 22-6-12, 1600.

Locally Identified Affected Agencies:

Department of Transportation, Oregon Department of Fish And Wildlife

Proposal Received: December 09, 2015

First Evidentiary Hearing: January 21, 2016

Final Hearing Date: January 21, 2016

Local Contact: Cheryl Goodhue

Phone: 541-440-4289

Regional Representative: Jon Jinings

Happy Valley

Local File #: LDC-16-15

DLCD File #: 016-15

Proposal Summary:

Amend the Development Code Section 16.12.030 Definitions and Section 16.25.005 Rock Creek Mixed Employment (RC-ME) District by adding and deleting text in order to update the standards.

Locally Identified Affected Agencies:

Clackamas County

Proposal Received: December 07, 2015

First Evidentiary Hearing: January 12, 2016

Final Hearing Date: February 16, 2016

Local Contact: Michael Walter

Phone: 503-783-3839

Regional Representative: Jennifer Donnelly

Keizer**Local File #:** 2015-20**DLCD File #:** 008-15**Proposal Summary:**

Amend the Development Code in the following areas: Section 2.102 Single Family Residential (RS), Section 2.103 Limited Density Residential (RL), Section 2.104 Medium Density Residential (RM), Section 2.105 High Density Residential (RH) to increase the maximum limit from 12 to 16 increasing the threshold for a conditional use permit from 13 to 17 children due to changes in the state requirements.

Locally Identified Affected Agencies:

None

Proposal Received: December 04, 2015**First Evidentiary Hearing:** January 13, 2016**Final Hearing Date:** February 01, 2016**Local Contact:** Sam Litke**Phone:** 503-856-3442**Regional Representative:** Angela Lazarean

Lexington**Local File #:** DC-001**DLCD File #:** 004-15**Proposal Summary:**

Amend the Development Code Section 3.60 Public Use Zone and Section 3.61 Dimensional Standards to incorporate use zone criteria.

Locally Identified Affected Agencies:

Department of Transportation, Morrow County

Proposal Received: December 08, 2015**First Evidentiary Hearing:** January 12, 2016**Final Hearing Date:****Local Contact:** Kevin McCabe**Phone:** 541-989-8515**Regional Representative:** Grant Young

Newberg**Local File #:** DCA-15-002**DLCD File #:** 005-15**Proposal Summary:**

Amend the Development Code to allow medical marijuana grow sites in residential zones as permitted uses and as conditional uses in all other zones; add definitions for medical marijuana grow sites, medical marijuana processors and modify a footnote description for medical marijuana dispensaries; allow medical marijuana processors as a permitted use in all industrial zones.

Locally Identified Affected Agencies:

None

Proposal Received: December 10, 2015**First Evidentiary Hearing:** January 14, 2016**Final Hearing Date:** February 01, 2016**Local Contact:** Doug Rux**Phone:** 503-537-1212**Regional Representative:** Angela Lazarean

Pendleton**Local File #:** Ord 3882**DLCD File #:** 007-15**Proposal Summary:**

Amend the Development Code to adopt a moratorium on location of new cellular and other wireless communication towers while the City considers new definitions and regulations. The City is also declaring an emergency.

Locally Identified Affected Agencies:

None

Proposal Received: December 04, 2015**First Evidentiary Hearing:** January 19, 2016**Final Hearing Date:** January 19, 2016**Local Contact:** Evan MacKenzie**Phone:** 541-966-0261**Regional Representative:** Grant Young

Sherman County

Local File #: 2015-10

DLCD File #: 003-15

Proposal Summary:

Exception to Statewide Planning Goal 3 to construct and operate a photovoltaic solar power generation facility named the Wy'East Solar Project ("Wy'East" or the "Project") with a nameplate capacity of up to 20 megawatt (MW).

Locally Identified Affected Agencies:

Oregon Department of Agriculture

Proposal Received: December 08, 2015

First Evidentiary Hearing: January 11, 2016

Final Hearing Date: January 20, 2016

Local Contact: Georgia Macnab

Phone: 541-565-3601

Regional Representative: Jon Jinings

Silverton

Local File #: DC-15-04

DLCD File #: 004-15

Proposal Summary:

Amend the Development Code Section 1.5.300 Definitions to add new definitions for basement, story, and half-story; and Table 2.2.120.A Development Standards for residential districts to regulate the amount of stories allowed.

Locally Identified Affected Agencies:

None

Proposal Received: December 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

St. Helens**Local File #:** A.1.14**DLCD File #:** 005-15**Proposal Summary:**

Annex 1.80 acres into the City. Amend the Comprehensive Plan and Zoning Maps from Rural Suburban Unincorporated Residential (designation RSUR/zone R-10) to Single Family Residential (designation SR/zoning R-7) for 1.80 acres located at 35092 Pittsburg Rd 4N1W-5BC-7600.

Locally Identified Affected Agencies:

Columbia County

Proposal Received: December 08, 2015**First Evidentiary Hearing:** January 12, 2016**Final Hearing Date:** February 03, 2016**Local Contact:** Jennifer Dimsho**Phone:** 503-366-8207**Regional Representative:** Anne Debbaut

Wilsonville**Local File #:** DB15-0085 (with DB15**DLCD File #:** 007-15**Proposal Summary:**

Amend the Zoning Map from Rural Residential Farm Forest (RRFF-5) to Village (V) for 1.00 acres located at 11700 SW Tooze Road, 3S 1W 15 TL01203.

Locally Identified Affected Agencies:

Department of Environmental Quality, Department of State Lands, Department of Transportation, Department of Water Resources, Metro, Clackamas County

Proposal Received: December 07, 2015**First Evidentiary Hearing:** January 11, 2016**Final Hearing Date:** February 01, 2016**Local Contact:** Daniel Pauly**Phone:** 503-682-4960**Regional Representative:** Jennifer Donnelly

Wood Village**Local File #:** ZDC 15-02**DLCD File #:** 002-15**Proposal Summary:**

Amend the Development and Zoning Code as follows: 1. Define Marijuana uses for Processing, Warehouse, and Production, 2. Allow Use with Restrictions for processing, warehouse and production as a conditional use in the LM and GM zones, prohibiting such uses in all other zones, 3. Establish Supplemental Locational Constraints to the physical proximity to schools, playgrounds, and other defined youth locations that any marijuana conditional use may be placed.

Locally Identified Affected Agencies:

Department of Transportation, Metropolitan Service District, Multnomah County, City of Gresham, City of Fairview, City of Troutdale

Proposal Received: December 04, 2015

First Evidentiary Hearing: December 15, 2015

Final Hearing Date: January 12, 2016

Local Contact: Marie Kizzar

Phone: 503-489-6859

Regional Representative: Jennifer Donnelly