



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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January 26, 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 01/15/2016 and 01/21/2016. 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.

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## **Banks**

**Local File #:** ZCA 16-01

**DLCD File #:** 001-16

### **Proposal Summary:**

Amend the Development Code Chapter 152.052 Streets to update the cul de sac standards in order to implement the recommendations of the adopted Bicycle and Pedestrian Plan.

### **Locally Identified Affected Agencies:**

None

**Proposal Received:** January 19, 2016

**First Evidentiary Hearing:** February 23, 2016

**Final Hearing Date:** March 08, 2016

**Local Contact:** Jolynn Becker

**Phone:** 503-324-5112

**Regional Representative:** Anne Debbaut

**Brookings**

**Local File #:** LDC-2-15

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Development Code to add Section 17.124.230 Amateur Radio Facilities and Amateur Radio Facilities as a conditional use to allow an opportunity for property owners to site amateur radio facilities of a height up to 70 feet.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 15, 2016

**First Evidentiary Hearing:** January 11, 2016

**Final Hearing Date:**

**Local Contact:** Donna Colby-Hanks

**Phone:** 541-469-1137

**Regional Representative:** Dave Perry

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**Corvallis**

**Local File #:** ZDC15-00001

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Zoning Map from Mixed Use General Commercial (MUGC) and MUGC with a Planned Development (PD) overlay to a combination of Mixed Use Community Shopping (MUCS) and MUCS with Planned Unit Development Overlay for 3.00 acres located 12-5-04 CD TLs 100, 200, & 1000.

**Locally Identified Affected Agencies:**

Department of Transportation

**Proposal Received:** January 15, 2016

**First Evidentiary Hearing:** August 05, 2015

**Final Hearing Date:** August 05, 2015

**Local Contact:** Rian Amiton

**Phone:** 541-766-6573

**Regional Representative:** Ed Moore

**Deschutes County****Local File #:** 247-16-000021-TA; TA**DLCD File #:** 001-16**Proposal Summary:**

Amend the Comprehensive Plan Chapter 2, Section 2.2 and Chapter 3, Section 3.3 to change EFU zoning as allowed under State law to recognize non-resource lands process. Amend the Development Code to add a definition of ag-exempt buildings, and reduce the setbacks in the F2 zone for Haner Park Subdivision and an adjoining three acre tax lot.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 19, 2016**First Evidentiary Hearing:** March 10, 2016**Final Hearing Date:** April 13, 2016**Local Contact:** Matthew Martin**Phone:** 541-330-4620**Regional Representative:** Scott Edelman

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**Happy Valley****Local File #:** ANN-08-15/CPA-15-15/**DLCD File #:** 001-16**Proposal Summary:**

Annex eight tax lots totaling approximately 30.87 acres in to the City. Amend the Comprehensive Plan and Zoning Maps from Rural Residential (RRFF5) and Village Office (VO) to RCMU for the 30.87 acres located at 12E34DA03300, 13E30D 01100, 13E30D 01002, 22E10 00700, 22E01 CB04600, 13E29B 01204, 23E06A 00300, and 23E06A 00501.

**Locally Identified Affected Agencies:**

Metro, Clackamas County

**Proposal Received:** January 21, 2016**First Evidentiary Hearing:** March 01, 2016**Final Hearing Date:** March 01, 2016**Local Contact:** Steve Koper**Phone:** 503-783-3845**Regional Representative:** Jennifer Donnelly

**Klamath County**

**Local File #:** CLUP/ZC 1-16

**DLCD File #:** 002-16

**Proposal Summary:**

Amend the Comprehensive Plan Map from Rural to Transportation Commercial; and the Zoning Map from Rural Residential (RR-5) to Transportation for 9.00 acres located at 33S 7E 26 TL 601.

**Locally Identified Affected Agencies:**

Klamath County

**Proposal Received:** January 15, 2016

**First Evidentiary Hearing:** February 23, 2016

**Final Hearing Date:** February 23, 2016

**Local Contact:** Mark Gallagher

**Phone:** 541-851-3668

**Regional Representative:** Scott Edelman

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**Lake Oswego**

**Local File #:** LU 15-0064

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Development Code Chapter 50 Lake Grove Village Center Overlay District to clarify and streamline various provisions.

**Locally Identified Affected Agencies:**

Metro

**Proposal Received:** January 15, 2016

**First Evidentiary Hearing:** February 22, 2016

**Final Hearing Date:** April 05, 2016

**Local Contact:** Leslie Hamilton

**Phone:** 503-675-3731

**Regional Representative:** Jennifer Donnelly

**Lake Oswego****Local File #:** LU 16-0001**DLCD File #:** 002-16**Proposal Summary:**

Amend the Development Code - Lake Grove Parking Management Plan in the following sections: LOC 50.03.002-2 Commercial Use Table; 50.03.003 Use-Specific Standards; LOC 50.05.007 Lake Grove Village Center Overlay District; and LOC 50.06.002 Parking to ensure appropriate on and off-street parking regulations for commercial uses.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 15, 2016**First Evidentiary Hearing:** February 22, 2016**Final Hearing Date:** April 05, 2016**Local Contact:** Johanna Hastay**Phone:** 503-534-5740**Regional Representative:** Jennifer Donnelly

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**Medford****Local File #:** CP-15-163/ZC-15-164**DLCD File #:** 002-16**Proposal Summary:**

Amend the Comprehensive Plan Map from Urban Residential (UR) to Service Commercial (SC), and the Zoning Map from Single Family Residential (SFR-4) to Service Commercial and Professional Office (C-S/P) for 5.72 acres located at 371W19AB 1700, 1800, 2100, 2200, 2201.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 21, 2016**First Evidentiary Hearing:** February 25, 2016**Final Hearing Date:** March 17, 2016**Local Contact:** Jennifer Jones**Phone:** 541-774-2375**Regional Representative:** Josh LeBombard

**Newberg****Local File #:** DCA-15-003**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code in the following areas: Chapter 15.05.030 Definitions; 15.305 Zoning Use Table; 15.342.110 Stream Corridor Overlay; 15.350.030 Civic Corridor Overlay; 15.356.050 Bypass Interchange Overlay; and 15.358.030 , 15.358.040 and 15.358.050 Interim Industrial Overlay for regulations on recreational marijuana producers and processors as either permitted, conditional or prohibited uses.

**Locally Identified Affected Agencies:**

Oregon Liquor Control Commission

**Proposal Received:** January 20, 2016**First Evidentiary Hearing:** February 25, 2016**Final Hearing Date:** March 21, 2016**Local Contact:** Doug Rux**Phone:** 503-537-1212**Regional Representative:** Angela Lazarean

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**Turner****Local File #:** 16-01**DLCD File #:** 001-16**Proposal Summary:**

Amend the Development Code Section 4.141 General Industrial District (M-1) to restrict marijuana grow operations from being sited in the City.

**Locally Identified Affected Agencies:**

None

**Proposal Received:** January 20, 2016**First Evidentiary Hearing:** February 25, 2016**Final Hearing Date:** March 10, 2016**Local Contact:** David Sawyer**Phone:** 503-743-2155**Regional Representative:** Angela Lazarean

**Umatilla**

**Local File #:** PA-2-2015

**DLCD File #:** 001-16

**Proposal Summary:**

Amend the Comprehensive Plan and Zoning Maps from McNary Center Mixed Use Commercial (MC) to Single-Family Residential (R-1) for 9.04 acres located at 5N 28E 15AA TL 2100; 2101.

**Locally Identified Affected Agencies:**

Umatilla County

**Proposal Received:** January 21, 2016

**First Evidentiary Hearing:** February 23, 2016

**Final Hearing Date:** March 01, 2016

**Local Contact:** William Searles

**Phone:** 503-922-3226

**Regional Representative:** Grant Young