

March 29, 2012

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 March 23, 2012 and March 29, 2012. Information in 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 the 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-12-008

DLCD File # : 002-12

Proposal Summary:

Amend the Development Code to create an Airport Industrial Park Zone (AIP). Amend the Zoning map from Urban Industrial to Airport Industrial Park for 220.00 acres located at 1985 SW Airport and 5125 SW Hout.

Locally Identified Affected Agencies:

Federal Aviation Administration, Oregon Department of Aviation, Oregon Department of Transportation, Corvallis

Proposal Received: March 27, 2012

First Evidentiary Hearing Date: May 1, 2012

Final Hearing Date: May 22, 2012

Local Contact: Kristin Anderson Phone No: 541-766-6298

Regional Representative: Ed Moore

MARION COUNTY

LOCAL FILE # : LEGISLATIVE
AMEND 12-1

DLCD FILE # : 001-12

Proposal Summary:

Amend the Urban Growth Boundary (UGB) by 29.46 acres located along the 700 block of North 2nd Street, Jefferson. Amend the Comprehensive Plan map from County Primary Agriculture to City Public; and the Zoning map from County Exclusive Farm Use (EFU) to City Public. Amend the Comprehensive Plan Public Facility Policy 1 by adopting an updated population projection to 2032; and the Development Code to adopt a Public Facility District.

Locally Identified Affected Agencies:

None

Proposal Received: March 28, 2012

First Evidentiary Hearing Date: May 9, 2012

Final Hearing Date: May 9, 2012

Local Contact: Brandon Reich Phone No: 503-566-4175

Regional Representative: Steve Oulman

NEWPORT

LOCAL FILE # : NONE

DLCD FILE # : 002-12

Proposal Summary:

Amend the Zoning map from Water Related (W-2) to a Water Dependent (W-1) for 6.10 acres located at the Port of Newport's South Beach Marina; and also approximately 5.00 acres of the interior of the Port's property will be rezoned from Water Dependent (W-1) to Water Related (W-2) including the Yaquina Bay Friut Processors site. Amend the Development Code Section 2.2.1.040 to include Manufacturing in Conjunction with Uses Permitted Outright in a C-2 District as a conditional use in the W-2 district.

Locally Identified Affected Agencies:

None

Proposal Received: March 23, 2012

First Evidentiary Hearing Date: May 14, 2012

Final Hearing Date: June 4, 2012

Local Contact: Derrick Tokos Phone No: 541-574-0626

Regional Representative: Matt Spangler

NORTH POWDER

LOCAL FILE # : 2012-LU1

DLCD FILE # : 002-12

Proposal Summary:

Annex 18.99 acres into the City. Amend the Comprehensive Plan map from County Urban Growth to City Limits; and the Zoning map Exclusive Farm Use (EFU) to Industrial for the 18.99 acres located at 150 Bidwell Road North. This proposal was received without notice of a final hearing date.

Locally Identified Affected Agencies:

Union County

Proposal Received: March 23, 2012

First Evidentiary Hearing Date: April 30, 2012

Final Hearing Date:

Local Contact: Beth Wendt Phone No: 541-898-2185

Regional Representative: Grant Young

ROSEBURG

LOCAL FILE # : LUDO-12-1

DLCD FILE # : 001-12

Proposal Summary:

Amend the Development Code Section 3.35.600 Airport Impact Overlay as follows: 1) allow places of public assembly in the Airport Approach Zone but not allowed in the Runway Protection Zone; 2) rewrite miscellaneous text to remove ambiguous or unclear language, cite updated plans and associate illustrations; 3) replace the term Airport Clear Zone with Runway Protection Zone to comply with recommendations from the Roseburg Airport Layout Plan; 4) Add the definitions of slope; 5) Section 3.37.350 add language that explicitly defines how the extent of destruction is determined; 6_ Section 6.200 Quasi-Judicial Plan Amendments to remove language regarding the "45 days notice to DLCD" and replace it with ORS 197.610.

Locally Identified Affected Agencies:

Federal Aviation Administration (FAA), Oregon Department of Aviation (ODA)

Proposal Received: March 23, 2012

First Evidentiary Hearing Date: May 7, 2012

Final Hearing Date: June 11, 2012

Local Contact: Paul Hintz Phone No: 541-492-6750

Regional Representative: Ed Moore

ROSEBURG

LOCAL FILE # : ZC-12-1

DLCD FILE # : 002-12

Proposal Summary:

Amend the Zoning map for 10 properties totaling 10.14 acres from Light Industrial (M-1) and Medium Industrial (M-2) to Mixed Use (MU) located along NW Stewart Parkway.

Locally Identified Affected Agencies:

Federal Aviation Administration, Oregon Department of Transportation

Proposal Received: March 23, 2012

First Evidentiary Hearing Date: May 7, 2012

Final Hearing Date: June 11, 2012

Local Contact: Teresa Clemons Phone No: 541-492-6877

Regional Representative: Ed Moore

SALEM

LOCAL FILE # : CPC-ZC-12-04

DLCD FILE # : 005-12

Proposal Summary:

Amend the Comprehensive Plan map from Industrial to Single Family Residential; and the Zoning map from Marion County Industrial Park to Salem Single Family Residential for 1.52 acres located at 4790 & 4810 Auburn Road.

Locally Identified Affected Agencies:

Marion County

Proposal Received: March 27, 2012

First Evidentiary Hearing Date: May 15, 2012

Final Hearing Date: May 15, 2012

Local Contact: Lisa Anderson-Ogilvie Phone No: 503-588-6173 Ext: 7581

Regional Representative: Steve Oulman

SALEM

LOCAL FILE # : CPC/ZC 12-05

DLCD FILE # : 006-12

Proposal Summary:

Amend the Comprehensive Plan map from Industrial and Community Services-Education to Commercial; and the Zoning map from Industrial Commercial (IC), Industrial General (IG) and Commercial General (CG) 4.66 acres 1313 Mill Street SE.

Locally Identified Affected Agencies:

None

Proposal Received: March 27, 2012

First Evidentiary Hearing Date: May 15, 2012

Final Hearing Date: May 15, 2012

Local Contact: Lisa Anderson-Ogilvie

Phone No: 503-588-6173 Ext: 7581

Regional Representative: Steve Oulman

WASHINGTON COUNTY LOCAL FILE # : 12-098-PA

DLCD FILE # : 002-12

Proposal Summary:

Amend the Comprehensive Plan map from Residential (R-5) (4-5 units per acre) to Residential (R-15) (12-15 units per acre) for 0.73 acres located at 13023-13085 SW Jenkins Road, Beaverton.

Locally Identified Affected Agencies:

Metro, Beaverton

Proposal Received: March 23, 2012

First Evidentiary Hearing Date: May 2, 2012

Final Hearing Date: May 2, 2012

Local Contact: Steve Kelley

Phone No: 503-846-3593

Regional Representative: Anne Debbaut

WOOD VILLAGE

LOCAL FILE # : PA 12-04

DLCD FILE # : 004-12

Proposal Summary:

Amend the Development Code Section 250 Commercial/Industrial Mixed Use Zone to allow Industrial Service use subject to Conditional Use approval through the Planning Commission hearing process.

Locally Identified Affected Agencies:

Oregon Department of Transportation, Metro, Multnomah County, Troutdale, Fairview

Proposal Received: March 27, 2012

First Evidentiary Hearing Date: May 1, 2012

Final Hearing Date: May 8, 2012

Local Contact: Marie Kizzar Phone No: 503-489-6859

Regional Representative: Jennifer Donnelly

cc: Regional Representatives