



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 19, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment
DLCD File Number 004-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 5, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative
Teresa Clemons, City of Roseburg

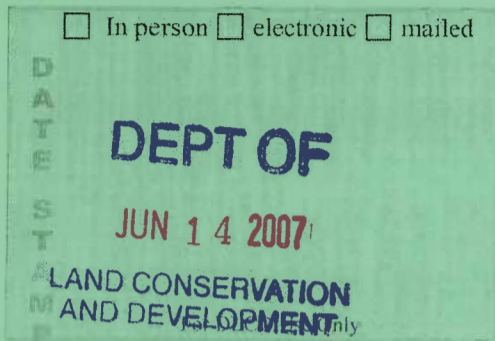
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MR OF 2

DLCD

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Roseburg**

Local file number: **CPA-07-2/ZC-07-2**

Date of Adoption: **6/11/2007**

Date Mailed: **6/13/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 2/15/2007

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Subject site is Lot 26, Warewood Terrace PUD, Tax Lot 6300, Township 27 South, Range 06 West, Willamette Meridian, Section 11BC. Comprehensive Plan Designation changed from High Density Residential to Commercial concurrently with Zone Change From MR-29 to C-2.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **High Density Residential** to: **Commercial**

Zone Map Changed from: **MR-29** to: **C-2**

Location: **Lot 26, Warewood Terrace PUD**

Acres Involved: **.46 acres**

Specify Density: Previous: **29 du/acre**

New: **n/a**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

DLCD # 004-07 (15873)

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

RUSA, Douglas County

Local Contact: **Teresa L. Clemons**

Phone: (541) 440-1177 Extension:

Address: **900 SE Douglas Ave**

Fax Number: **541-440-1185**

City: **Roseburg**

Zip:

E-mail Address: **97470**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

Planning

ORDINANCE NO. 3267

AN ORDINANCE DECLARING A COMPREHENSIVE PLAN MAP AMENDMENT AND CONCURRENT ZONE CHANGE ON 0.46 ACRES, DESCRIBED AS LOT 26, WAREWOOD TERRACE PUD. LOCATED WEST OF NW TROOST AVENUE AND NORTH OF NW HUGHWOOD AVENUE, OWNED BY STATELY GREEN, REPRESENTED BY MARK GARRETT OF SCHOFIELD & ASSOCIATES.

WHEREAS, the Roseburg Urban Area Comprehensive Plan was adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996; and

WHEREAS, the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, establishes procedures for hearing Comprehensive Plan Amendment applications; and

WHEREAS, the Planning Commission received the application (File Nos. CPA-07-2/ZC-07-2) and held a Quasi-Judicial public hearing after due and timely notice.

WHEREAS, the Planning Commission has adopted Findings of Fact supporting a recommendation to approve the applicant's request; and

NOW, THEREFORE, THE CITY OF ROSEBURG ORDAINS AS FOLLOWS:

SECTION 1: The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision dated April 16, 2007, recommending the request be granted without conditions and providing details supporting approval as required by Section 6.150.2, including:

- a. The Amendment complies with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, pursuant to ORS 197.240, or as revised pursuant to ORS 197.245.
- b. The Amendment complies with applicable policies of the Comprehensive Plan;
- c. There is a public need for a change of the kind in question; and,
- d. Such a need will be best served by changing the Plan designation of the particular piece of property in questions as compared with other available property.

And:

- a. The rezoning will conform with the Roseburg Urban Area Comprehensive Plan, including the land use map and written policies.
- b. The site is suitable to the proposed zone with respect to the public health, safety and welfare of the surrounding area.

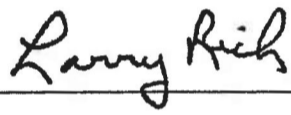
SECTION 2: The City Council hereby amends the Roseburg Area Comprehensive Plan Map for the following property

Lot 26, Warewood Terrace PUD, described as Tax Lot 2501, Section 11B, in Township 27 South, Range 06 West, Willamette Meridian and further identified as Tax Account R127541

SECTION 3: The City Council hereby amends the Roseburg Area Comprehensive Plan Map by changing the High Density Residential (HDR) designation to Commercial (COM) for the entire 0.46-acre parcel and changing the zone from High Density Residential (MR-29) to Community Commercial (C-2), as described in the foregoing and as shown on the maps labeled Exhibit "A" & Exhibit "B" attached hereto and made part of this ordinance.

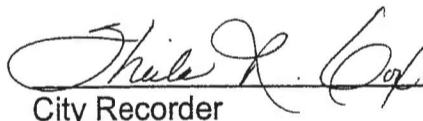
PASSED BY THE CITY COUNCIL THIS 11th DAY OF JUNE 2007.

APPROVED BY THE MAYOR THIS 11TH DAY OF JUNE 2007.



Mayor

ATTEST:



City Recorder

Exhibit "A" – Comprehensive Plan Map
Exhibit "B" – Zoning Map



LDR

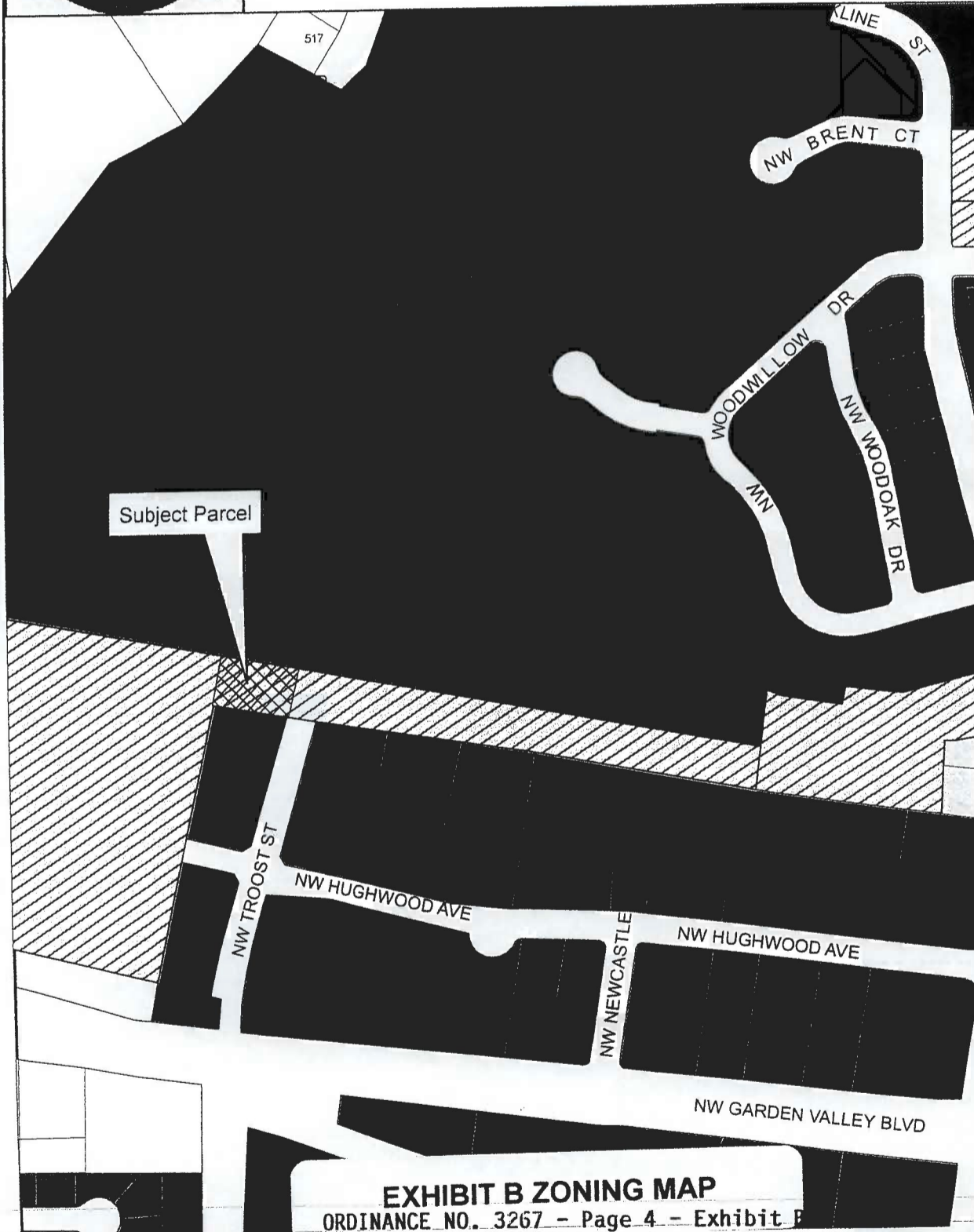
HDR

COM

EXHIBIT A COMP PLAN MAP



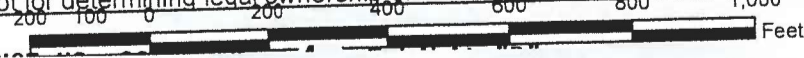
ZONING EXHIBIT
File Nos. CPA-07-2/ZC-07-2



Legend	
[Cross-hatch pattern]	Site
[Solid black]	AP
[White]	C-1
[Dark gray]	C-2
[Medium gray]	C-3
[Light gray]	CBD
[Dark gray]	M-1
[Medium gray]	M-2
[Light gray]	M-3
[Diagonal lines /]	MR-14
[Diagonal lines \]	MR-18
[Diagonal lines /]	MR-29
[Dark gray]	MR-40
[Medium gray]	MU
[White]	PO
[Dark gray]	PR
[Light gray]	R-1-10
[Dark gray]	R-1-6
[Medium gray]	R-1-7.5
[Light gray]	RO
[Blue]	Water
[White]	R-of-Way
[Solid black]	AP
[White]	C-1
[Dark gray]	C-2
[Medium gray]	C-3
[Light gray]	CBD
[Dark gray]	M-1
[Medium gray]	M-2
[Light gray]	M-3
[Diagonal lines /]	MR-14
[Diagonal lines \]	MR-18
[Diagonal lines /]	MR-29
[Dark gray]	MR-40
[Medium gray]	MU
[White]	PO
[Dark gray]	PR
[Light gray]	R-1-10
[Dark gray]	R-1-6
[Medium gray]	R-1-7.5
[Light gray]	RO
[Blue]	Water
[White]	Parcels 011907

EXHIBIT B ZONING MAP
ORDINANCE NO. 3267 - Page 4 - Exhibit B

Map for Planning and Public Notice Purposes
Not for determining legal ownership or identification of property boundaries.



5-1 Location