



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

11/16/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment
DLCD File Number 002-10

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: Wednesday, December 01, 2010

This amendment was submitted to DLCD for review 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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Marion Thompson, City of Roseburg
Gloria Gardiner, DLCD Urban Planning Specialist
Thomas Hogue, DLCD Regional Representative
Gloria Gardiner, DLCD Urban Planning Specialist
Ed Moore, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DATE STAMP

DEPT OF

NOV 10 2010

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Roseburg**

Local file number: **CPA-10-1/ZC-10-1**

Date of Adoption: **November 8, 2010**

Date Mailed: **November 9, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 7/13/2010

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

This action was to up-date the Roseburg Urban Area Comprehensive Plan Land Use Plan Map and Zoning Map for property that is part of the Roseburg Regional Airport. The change is from an industrial designation to an airport designation. There is no construction or other action proposed as a part of this application.

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

Plan Map Changed from: **IND-Industrial**

to: **PSP- Public/Semi-Public**

Zone Map Changed from: **M-2, Medium Industrial**

to: **AP-Airport District**

Location: **East side of NE Aviation Dr between NE Stewart Parkway and Edenbower Blvd**

Acres Involved: **45.00**

Specify Density: Previous: **N/A**

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<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 file No. _____

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

ODOT, Oregon Aviation Dept

Local Contact: Marion J. Thompson, AICP, Snr Plnr Phone: (541) 492-6750 Extension:
Address: 900 SE Douglas Ave Fax Number: - -
City: Roseburg OR Zip: 97470 E-mail Address: mthompson@cityofroseburg.org

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

ORDINANCE NO. 3363

AN ORDINANCE DECLARING A COMPREHENSIVE PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED ON NE AVIATION

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; and

WHEREAS, the Planning Commission held a public hearing on File No. CPA-10-1/ZC-10-1 after duly and timely notice.

WHEREAS, the Planning Commission adopted Findings of Fact supporting a recommendation to approve the Comprehensive Plan Land Use Map Amendment and Zone Change; 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 October 4, 2010, recommending approval of the proposed amendment and zone change.

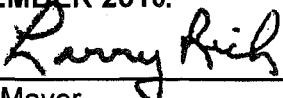
SECTION 2: The City Council hereby adopted the Findings of Fact and Decision regarding the proposed amendment to the Comprehensive Plan and Zone Change.

SECTION 3: Based on the evaluation detailed in the Planning Commission staff report and information considered through the public hearing process it has been determined that the proposal conforms the City of Roseburg Comprehensive Plan and applicable Statewide Planning Goals.

SECTION 4: The City Council hereby approves a Comprehensive Plan Land Use Map Amendment from Industrial (IND) to Public/Semi-Public (PSP) and a Zone Change from Medium Industrial (M-2) as shown on the exhibits attached to the Findings of Fact and by reference made a part hereto.


SECTION 5: The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Roseburg Municipal Code and/or the Roseburg Urban Area Comprehensive Plan as amended by the provisions added, amended or repealed herein.

**PASSED BY THE CITY COUNCIL THIS 8TH DAY OF NOVEMBER 2010.
APPROVED BY THE MAYOR THIS 8TH DAY OF NOVEMBER 2010.**



Larry Rich, Mayor

ATTEST:



Sheila R. Cox, City Recorder

**ROSEBURG CITY COUNCIL
AGENDA ITEM SUMMARY**

*Shirley R. Cook
Acting City Manager
10/19/2010*



Airport Rezoning – File No. CPA-10-1/ZC-10-1

Meeting Date: October 25, 2010
Department: Community Development
www.cityofroseburg.org

Agenda Section: Public Hearing (Legislative)
Staff Contact: Brian Davis, Director
Contact Telephone Number: 541-492-6750

B

ISSUE STATEMENT AND SUMMARY

The City Council will consider a Planning Commission recommendation to approve a legislative Comprehensive Plan Amendment and Zone Change for property located on NE Aviation.

BACKGROUND

A. Council Action History.

None

B. Analysis.

This proposal includes properties located on the east side of NE Aviation Drive that have a current Comprehensive Plan Land Use Map designation of Industrial (IND) and a zone of Medium Industrial (M-2). The property is part of the Roseburg Airport and developed with hangars and other airport improvements. To make the property consistent with the rest of the airport it is proposed to change the Land Use Map designation to Public/Semi-Public (PSP) and the Zone to Airport (AP).

There will be no physical changes to the existing properties nor will this directly affect any existing development or proposed development. Attached is a copy of the Planning Commission report providing a complete evaluation of the proposal based on Comprehensive Plan policies and Statewide Planning Goals.

C. Financial and/or Resource Considerations.

There are no direct financial resources connected with this action.

D. Timing Issues.

None

COUNCIL OPTIONS

1. Proceed with adoption of Findings of Fact, followed by first reading of the Ordinance
2. Delay action and continue the matter for further consideration

3. Decline to proceed with the proposed action

STAFF RECOMMENDATION AND SUGGESTED MOTIONS

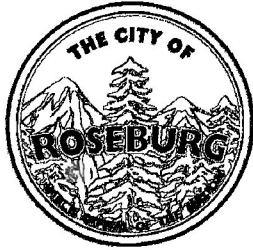
1. Staff recommends the Council adopt Planning Commission's Findings of Fact

SUGGESTED MOTION: I MOVE TO ADOPT THE FINDINGS OF FACT, APPROVED BY THE PLANNING COMMISSION FOR FILE NOS. CPA-10-1/ZC-10-1.

2. Proceed with first reading of the Ordinance. No motion is needed, only consensus to proceed by the Council.

Attachments

- 1 - Planning Commission Staff Report – pages 3-9
- 2 - Planning Commission approved Findings of Fact – pages 10-11
- 3 – Letter from Anton West – page 12
- 4 – Draft City Council Ordinance – pages 13-14



**NOTICE OF PROPOSED
FILE NO. CPA-10-1/ZC-10-1**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the City of Roseburg Council on Monday, October 25, 2010 at 7:00 PM in the Council Chambers, City Hall, 900 SE Douglas Avenue, Roseburg, Oregon to consider a proposed Comprehensive Plan Amendment and Zone Change.

Consideration is for a legislative Comprehensive Plan land use map designation change from Industrial (IND) to Public/Semi-Public (PSP) and a Zone Change from Medium Industrial (M-2) to Airport District (AP) for properties on the east side of NE Aviation, extending from NE Stewart Parkway to the north side of the existing hangars. The request will be evaluated based on Comprehensive Plan Economic Growth Policies 4, 6, 7, Transportation Goals 1, 2, 3, Energy Conservation Policies 2, 4, Urban Growth Policies 10, 14, Industrial Development Policy 4 and Statewide Planning Goals 1, 2, 11, 12, and 13.

Any person who wishes to speak may do so, testimony and evidence must be directed to the criteria. The file is available for review and copies can be made for a reasonable cost by contacting the Community Development Department, 900 SE Douglas Avenue, Roseburg, Oregon 97470, (541) 440-1177, Monday through Friday from 8:00 a.m. to 5:00 p.m.

*****AMERICANS WITH DISABILITIES ACT NOTICE*****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470 (Phone 541/672-7701) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTD users please call Oregon Telecommunications Relay at 1-800-735-2900.

BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEBURG

In the matter of a Comprehensive Plan map)
amendment from "Industrial" to "Public/Semi-)
Public" and concurrent Zone Change from)
Medium Industrial (M-2) to Airport District (AP))
for properties located on the east side of NE)
Aviation extending north from NE Stewart)
Parkway towards NE Edenbower and more)
particularly described as Township 27 South,)
Range 06 West, Willamette Meridian, Section)
12, Tax Lots 100A1, 100A3, 100A5, 100A6,)
100A7, 100A8, 100A9, 100B1, 100B2, 100B3,)
100,B4, 100B6 100,B9, 100C1, 100C4, 100C5)
and 100C6 and Township 27 South, Range 06)
West, Willamette Meridian, Section 12B, Tax)
Lots 100, 100A2, 101, 200, 200A1, 200A2,)
200A3, 200A4, 200A5, 200A6, 200A7, 200A8,)
200A9, 200B1, 200B2, 200B3, 200B4, and 201.)

FINDINGS OF FACT
AND DECISION

FILE NOS. CPA-10-1/
ZC-10-1

Finding No. 1

This matter came before the Planning Commission for public hearing on October 4, 2010, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of 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, as both may have been amended from time-to-time. The Planning Commission takes official notice of the records of the Community Development Department.

Finding No. 3

Notice of the public hearing was given by publication in the News-Review, a newspaper of general circulation, at least 20 days prior to the hearing. Opportunities were provided for all interested parties to be involved in the planning process through the public hearing.

Finding No. 4

The Planning Commission takes official notice of the records of the Community Development Department, including the information provided in the written Planning Commission staff report prepared for evaluation of this application including all exhibits and materials referenced as well as any testimony provided through the public hearing process, which by reference are made a part of and incorporated herein.

CONCLUSION

Based on the information provided, as well as staff's analysis, the proposed Comprehensive Plan Amendment and concurrent Zone Change is in keeping with the criteria provided in the LUDO, will not conflict with the Statewide Planning Goals, and is consistent with the City of Roseburg Urban Area Comprehensive Plan policies.

RECOMMENDATION/DECISION

In consideration of the foregoing Findings of Fact and conclusion, the Planning Commission recommends the City Council **APPROVE** Planning File No. CPA-10-1/ZC-10-1, a Comprehensive Plan Amendment to change the land use map designation for subject lands described herein from Industrial (IND) to Public/Semi-Public (PSP) and a concurrent Zone Change from Medium Industrial (M-2) to Airport District (AP).

DATED THIS 4th DAY OF October, 2010.

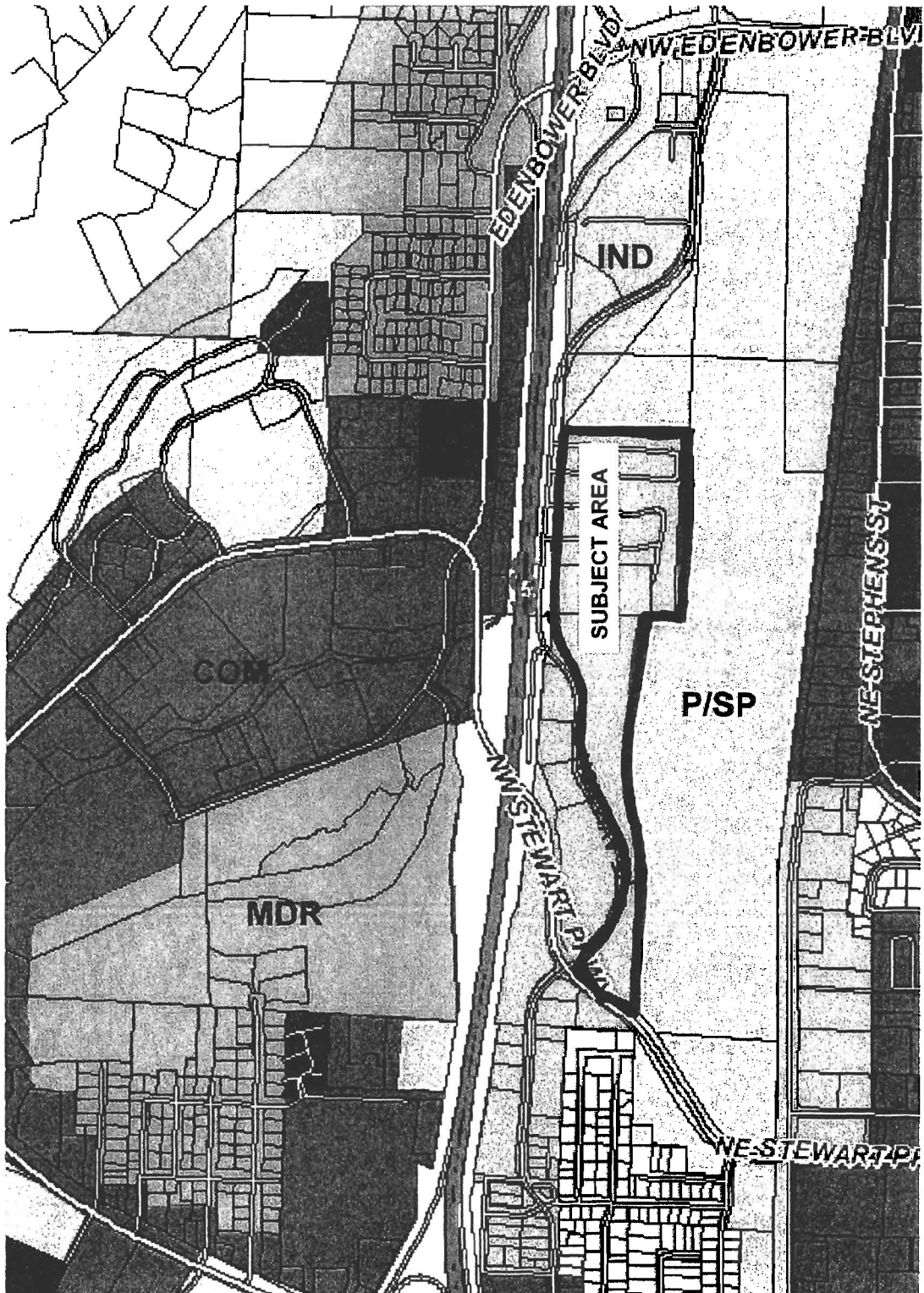


Ron Hughes, Chair

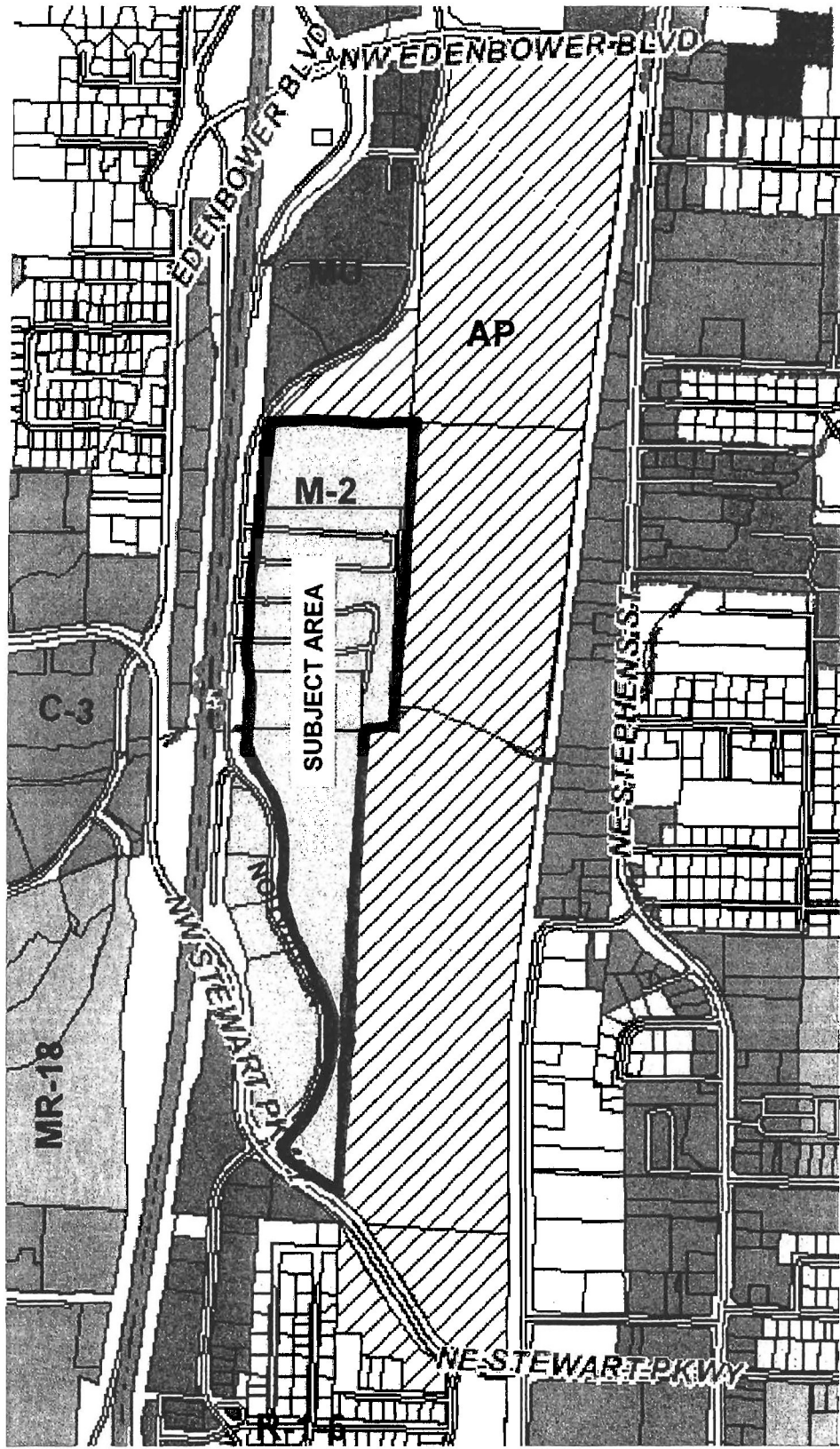


Brian Davis, Director
Community Development

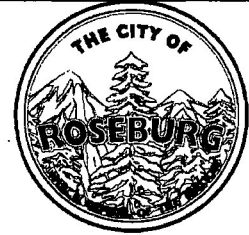
Planning Commission Members:
Ron Hughes, Chair
Patrick Parson, Vice Chair
Meagan Conry
Mychal Fox
Harvey Lopez
John McDonald
Knut Torvik - absent



COMPREHENSIVE PLAN LAND USE MAP – FILE NO. CPA-10-1



ZONING MAP – FILE NO. ZC-10-1



**CITY OF ROSEBURG
PLANNING COMMISSION
AGENDA ITEM REPORT**

File No. CPA-10-1/ZC-10-1: Meeting Date: October 4, 2010

Staff Contact: Brian Davis
Community Development

Completeness Date: N/A
120-Day Limit: N/A

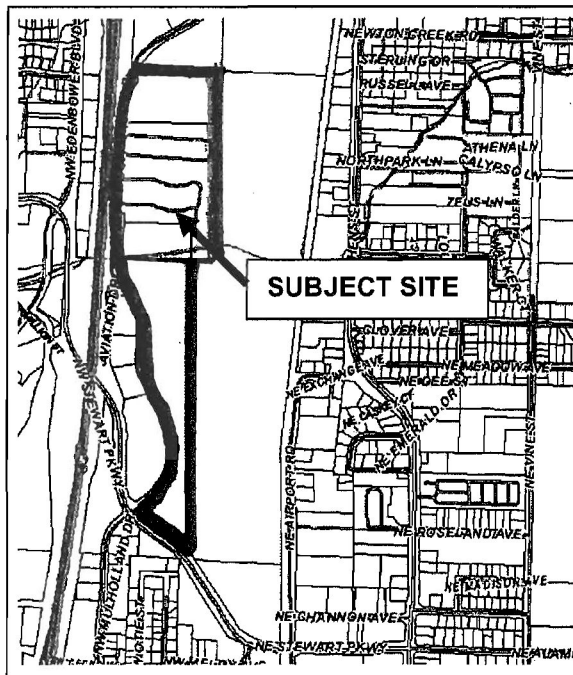
Request: Change the Comprehensive Plan Designation from IND to PSP, with concurrent zone change from M-2 to AP

ISSUE STATEMENT AND SUMMARY:

This is a Legislative request to change the existing Comprehensive Plan Land Use Map designation and concurrently grant a Zone Change. The Planning Commission will hold a public hearing and forward a recommendation to the City Council for final action.

A. Location

This application includes properties located on the east side of NE Aviation Drive between NE Stewart Parkway and Edenbower Blvd. The area is highlighted on the map below.



B. Description/Project Proposal

The request is to amend the City of Roseburg Urban Area Comprehensive Plan Land Use Map designation from Industrial (IND) to Public/Semi-Public (PSP) and concurrently grant a Zone Change from Medium Industrial (M-2) to Airport District (AP) for approximately 45 acres. For the most part the properties are developed with airport related improvements, including offices, hangars, and paved areas. There will be no alterations to the existing improvements as a part of this application nor will the changes have any direct impact to any existing uses.

C. History/Previous Action:

- **July 12, 2010** - This proposed action was supported by the City's Airport Commission
- **July 13, 2010** - Notice of Amendment was filed with the Oregon Department of Land Conservation and Development (DLCDD) meeting the required 45-days.
- **September 10, 2010** - Public hearing notices (including the required Measure 56 notice) were mailed to affected and surrounding property owners.

DEPARTMENT AND AGENCY COMMENTS

The proposal was circulated to, and no objections or comments were received from, the following:

Oregon Department of Transportation
Roseburg Urban Sanitary Authority (RUSA)
Roseburg Public Works
Roseburg Fire Department

STAFF ANALYSIS:

Criteria for evaluation of the proposed Comprehensive Plan Amendment and concurrent Zone Change are provided in the City of Roseburg Land Use and Development Ordinance (LUDO). The standards to be considered for a Comprehensive Plan Amendment are:

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

The standards to be considered for a Zone Change are:

- Zone Change Criteria No. 1 - The rezoning will conform with the Roseburg Urban Area Comprehensive Plan, including the land use map and written policies.
- Zone Change Criteria No. 2 - The site is suitable to the proposed zone with respect to the public health, safety and welfare of the surrounding area.
- The rezone is consistent with the safety and performance measures of the transportation system.

Staff's comments and assessment of the proposal are provided in the following.

CRITERIA 1 – COMPLIANCE WITH STATEWIDE PLANNING GOALS

Goal No. 1 - Citizen Involvement - To ensure the opportunity for citizen involvement in all phases of the planning process.

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. In order to implement the Comprehensive Plan, the City has adopted the Roseburg Land Use and Development Ordinance (LUDO). Within LUDO the City identifies procedural requirements for processing land use actions, including notification and hearing procedures. The notice procedures guide the general public through the land use process within the City, as well as through provisions that meet State of Oregon Revised Statutes (ORS).

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized process and the Commission may include one member who resides outside the city limits.

The City of Roseburg provided mailed notice of this Comprehensive Plan Amendment and Zone Change request as mandated through ORS requirements and LUDO, as well as publishing the notice in the News-Review, a newspaper of general circulation. A public hearing(s) is held in order to provide an opportunity for interested citizens to be involved, provide comments and present issues, influence the Commission and eventually the Council, provide technical information, and/or provide information regarding conditional approval.

Goal No. 2 - Land Use Planning - To establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Part I - Planning

The City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan is coordinated and adopted by Douglas County for the unincorporated area located within the City Urban Growth Boundary (UGB). In addition, the City of Roseburg and Douglas County have adopted an Urban Growth Management Agreement (UGMA) that more specifically identifies process and policy framework for urban area issues and coordination within the unincorporated areas. These properties are within the UGB as well as within the City's jurisdictional boundaries and governed solely by City policies and regulations relative to land use activities.

Implementation of the Comprehensive Plan is accomplished through the adopted LUDO. LUDO has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Urban Area Comprehensive Plan 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 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, as both may have been amended from time to time).

Part II – Exceptions

The exceptions section within Goal 2 does not apply in this case because there is no exception required and the City has not requested an exception.

Goal No. 11 - Public Facilities and Service - To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

Within the Roseburg urban area, the City of Roseburg, Douglas County and several special districts provide public facilities and services, as well as policies for coordination, timing and location. Since the intent is to maintain the existing development an expansion of infrastructure will not be needed. The full range of urban services, including water, sewer, road maintenance, police, fire, storm drainage, etc., appropriate for the subject properties is available and can be provided in a timely, orderly and efficient manner.

Goal No. 12 – Transportation - To provide and encourage a safe, convenient and economic transportation system.

Since there will be no change to the existing use, there will be no change in the transportation needs. Sufficient and needed capacity exists on the existing roadways to accommodate the current, as well as any potential future development that would be allowed within the requested zone. Roadways will continue to function at an acceptable performance level.

The proposed amendment would not change the functional class of any existing or planned transportation facility nor would it allow for levels of development that would reduce or worsen performance of these facilities. Therefore, the proposed amendment does not significantly affect the transportation system.

Goal No. 13 - Energy Conservation - To conserve energy.

The subject property is situated within an established urban area where in-fill development promotes efficient energy-related use of existing and planned energy facilities by allowing urban property to develop and thereby potentially delay the need to develop more remote rural areas. Whether the property is developed per the current designation or proposed designation does not conflict the goals to manage and control energy resources.

COMPREHENSIVE PLAN CRITERIA 2 AND ZONE CHANGE CRITERIA 1 - COMPLIANCE WITH APPLICABLE COMPREHENSIVE PLAN POLICIES.

Economic Development Policy No. 4

Through the planning process, the City and County shall continue to monitor the supply of developable commercial and industrial sites to ensure opportunity for the expansion of existing and establishment of new economic enterprises throughout the urban area.

Changing this area from the current industrial designation will assure it will continue to be used and function for airport purposes thereby limiting the potential for inappropriate and/or conflicting activities.

Public Facilities and Services Policy No. 1, 2, 9, 16

The City shall continue to work toward separation of all storm and sanitary sewer lines in the Roseburg sewer system. The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of all public facilities and services essential to the social, economic, and physical well-being of the urban area and its citizens.

Facility and service planning in the Roseburg urban area uses the Comprehensive Plan as the basis for decisions to ensure that needs of the urban area are met in a timely, orderly, and efficient manner. As noted above a number of different agencies and districts provide public facilities, and there are existing policies that provide coordination, timing and location of public facilities and services.

Services available include water, sanitary sewer, fire, and police services. Provisions are in place for street maintenance, storm drains and street lighting. Road systems are in place to adequately serve the site including any potential future development. Therefore, a full range of urban services appropriate for the subject properties proposed are available and can be provided in a timely, orderly and efficient manner consistent with the intent and purpose of Comprehensive Plan Public Facilities and Services policies.

ZONE CHANGE CRITERIA 3 – THE CHANGE IS CONSISTENT WITH THE TRANSPORTATION SYSTEM

Transportation Development Policy No. 1, 2, 3,

When practical, the circulation system shall utilize existing facilities and rights-of-way, and on-street parking shall be removed in preference to widening streets for additional travel lanes. The transportation system should be located and constructed to preserve the character of the neighborhoods. The need for landscaping and noise reduction shall be considered in design. Transportation facilities shall be designed and constructed to minimize noise, energy consumption, neighborhood disruption, cost, and social, environmental and institutional disruptions, and to encourage the use of public transit, bikeways, and walkways.

The explanation provided with Goal 12 clearly identifies that transportation facilities are in place to adequately serve the surrounding areas as well as maintaining acceptable levels of service. There will be no change to existing or anticipated uses and there will be no changes to the existing road classifications.

COMPREHENSIVE PLAN CRITERIA 3 – THERE IS A PUBLIC NEED FOR THE REQUEST

This change will make the existing and long-range anticipated improvements consistent with the land use and zone designations helping to assure their continuance. Making this change is consistent with the Comprehensive Plan policies for providing and maintaining an airport facility within the Roseburg urban area.

COMPREHENSIVE PLAN CRITERIA 4 AND ZONE CHANGE CRITERIA 2 – THE NEED IS BEST MET FOR THE SUBJECT REQUEST

This change will continue the land use designation existing for like improvements to the east, north and south of the subject area. The designation will provide for a zone that recognizes and provides for the improvements now existing and anticipated.

OPTIONS:

- Continue consideration of the request
- Adopt proposed or modified Findings of Fact recommending approval of an amendment to the Comprehensive Plan land use designation and concurrent Zone Change
- Adopt proposed Findings of Fact recommending the City Council deny the requested Comprehensive Plan amendment and Zone Change

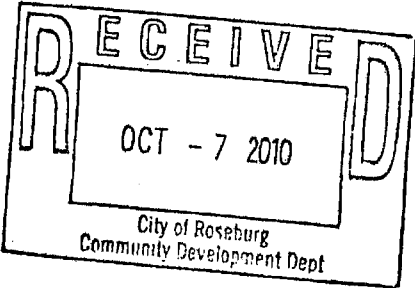
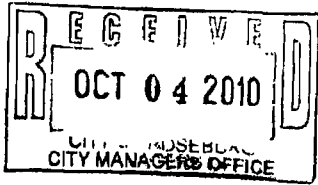
CONCLUSION/RECOMMENDATION:

Based on the information provided, as well as staff's analysis, the proposed Comprehensive Plan Amendment is in keeping with the criteria provided in the LUDO, will not conflict with the Statewide Planning Goals, and is consistent with the City of Roseburg Urban Area Comprehensive Plan policies. Therefore, it is recommended the Planning Commission adopt the following motion:

SUGGESTED MOTION:

I MOVE TO ADOPT PROPOSED FINDINGS OF FACT THAT SUPPORT RECOMMENDING CITY COUNCIL **APPROVAL** OF FILE NOS. CPA-10-1/ZC-10-1 CHANGING THE COMPREHENSIVE PLAN LAND USE DESIGNATION FOR THE SUBJECT PROPERTIES FROM INDUSTRIAL (IND) TO PUBLIC/SEMI-PUBLIC (PSP) WITH A CONCURRENT ZONE CHANGE FROM MEDIUM INDUSTRIAL (M-2) TO AIRPORT DISTRICT (AP) AS SHOWN ON EXHIBITS 4 AND 5.

ATTACHMENT 3



September 30, 2010

Mr. Eric Swanson
City Manager
City of Roseburg
900 SE Douglas Avenue
Roseburg, Oregon 97470

Dear Mr. Swanson,

My name is Anton West and I am the owner of the vacant parcel that sits between your properties on Aviation and adjoining the Airport. You have been in contact with my agent Jody Tattone in negotiations for the purchase of this property. The purpose of this letter is to inform you that I have decided not to oppose the proposed zoning change against the advice of my attorney Richard Larson. I'm taking this action as a token of good faith in the hopes that we can consummate the sale of my property prior to the first of the year.

I would also like to let you know that there is another interested party and we will start negotiations with them in the event that you are unwilling or unable to perform within the time and price that we have proposed. Please feel free to communicate with either Mr. Tattone or Mr. Larson as they are both acting on my behalf.

Sincerely,

Anton West
cc: Jody Tattone
cc: Richard Larson

cc: Brian D. ?



NOTICE OF PROPOSED
FILE NO. CPA-10-1/ZC-10-1

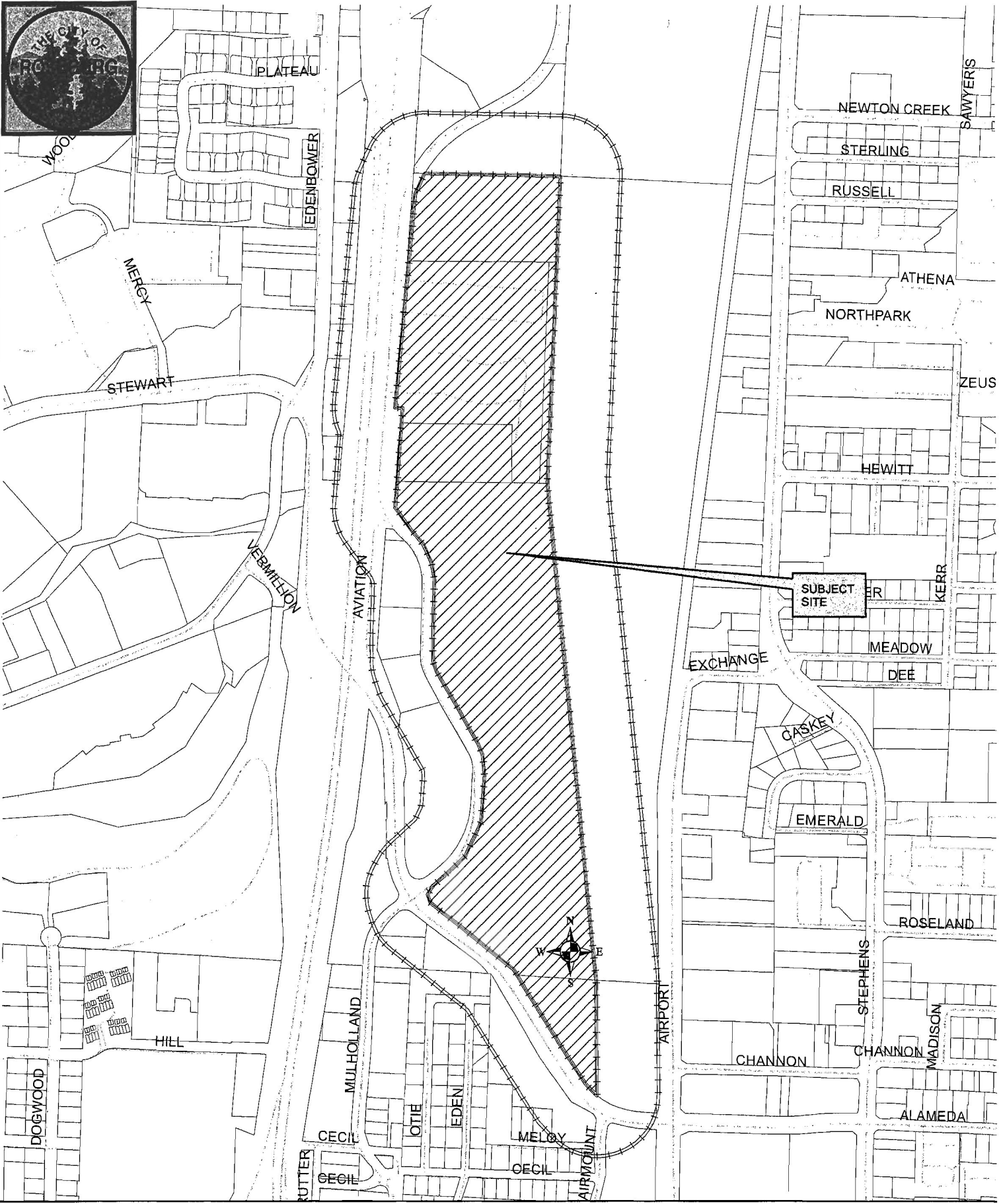
NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the City of Roseburg Planning Commission on Monday, October 4, 2010 at 7:00 PM in the Council Chambers, City Hall, 900 SE Douglas Avenue, Roseburg, Oregon to consider a proposed Comprehensive Plan Amendment and Zone Change.

Consideration is for a legislative Comprehensive Plan land use map designation change from Industrial (IND) to Public/Semi-Public (PSP) and a Zone Change from Medium Industrial (M-2) to Airport District (AP) for properties on the east side of NE Aviation, extending from NE Stewart Parkway to the north side of the existing hangars. The request will be evaluated based on Comprehensive Plan Economic Growth Policies 4, 6, 7, Transportation Goals 1, 2, 3, Energy Conservation Policies 2, 4, Urban Growth Policies 10, 14, Industrial Development Policy 4 and Statewide Planning Goals 1, 2, 11, 12, and 13.

Any person who wishes to speak may do so, testimony and evidence must be directed to the criteria. Failure to raise an issue may preclude appeal or an action for damages based on that issue. The file is available for review and copies can be made for a reasonable cost by contacting the Community Development Department, 900 SE Douglas Avenue, Roseburg, Oregon 97470, (541) 440-1177, Monday through Friday from 8:00 a.m. to 5:00 p.m.



*****AMERICANS WITH DISABILITIES ACT NOTICE*****

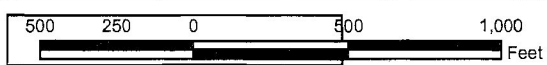
Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470 (Phone 541/672-7701) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTD users please call Oregon Telecommunications Relay at 1-800-735-2900.



SUBJECT SITE

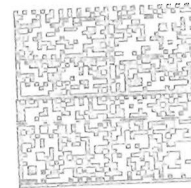
Legend

-  NOTICE AREA
-  SUBJECT SITE



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

Notification Map CPA-10-1/ZC-10-1



POSTNET

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\$02.070

11/09/2010

Mailed From 97470

US POSTAGE

CITY OF ROSEBURG

900 S.E. DOUGLAS AVENUE
ROSEBURG, OR 97470-3397

TO:

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