



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

03/20/2012

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 003-11

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: Tuesday, April 03, 2012

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: Teresa Clemons, City of Roseburg  
Angela Lazarean, DLCD Urban Planner  
Ed Moore, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

# Notice of Adoption

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

In person  electronic  mailed

**DATE STAMP**

**DEPT OF**

**MAR 14 2012**

**LAND CONSERVATION AND DEVELOPMENT**

For Office Use Only

Jurisdiction: **City of Roseburg**

Local file number: **ZC-11-2**

Date of Adoption: **3/12/2012**

Date Mailed: **3/13/2012**

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

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".

Proposal will correct a discrepancy for two properties designated Commercial (COM) which show zoning of High Density Multiple Family Residential (MR-40). Zone change to General Commercial (C-3) will bring the properties' zoning into agreement with designation of Commercial.

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

Plan Map Changed from:

to:

Zone Map Changed from: **MR-40**

to: **C-3**

Location: **3300 block NE Stephens St.**

Acres Involved: **0.57**

Specify Density: Previous: **40 du/acre**

New: **NA**

Applicable statewide planning goals:

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

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-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

**ORDINANCE NO. 3394**

**AN ORDINANCE DECLARING A ZONE CHANGE FOR 0.57 ACRES OF A PARCEL AT 3317 NE STEPHENS, LOCATED EAST OF NE STEPHENS STREET AND NORTH OF NE HOUSLEY AVENUE**

**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. ZC-11-2 after duly and timely notice, and

**WHEREAS**, the Planning Commission adopted Findings of Fact supporting a recommendation to approve the 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 February 6, 2012, recommending approval of the proposed zone change.

**SECTION 2:** The City Council hereby adopted the Findings of Fact and Decision regarding the proposed Zone Change.

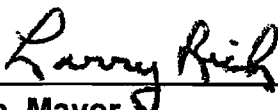
**SECTION 3:** Based on the evaluation detailed in the Planning Commission staff report and information considered through the public hearing process it has been determined that the proposal conforms the City of Roseburg Comprehensive Plan and applicable Statewide Planning Goals.

**SECTION 4:** The City Council hereby approves Zone Change from High Density Multiple Family Residential (MR-40) to General Commercial (C-3) as shown on the exhibits attached to the Findings of Fact and by reference made a part hereto.

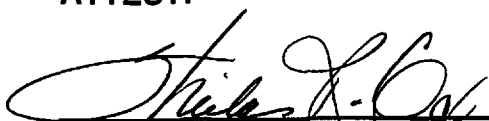
**SECTION 5:** The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Roseburg Municipal Code and/or the Roseburg Urban Area Comprehensive Plan as amended by the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

**PASSED BY THE CITY COUNCIL THIS 12th OF MARCH 2012.**

**APPROVED BY THE MAYOR THIS 12th OF MARCH 2012.**

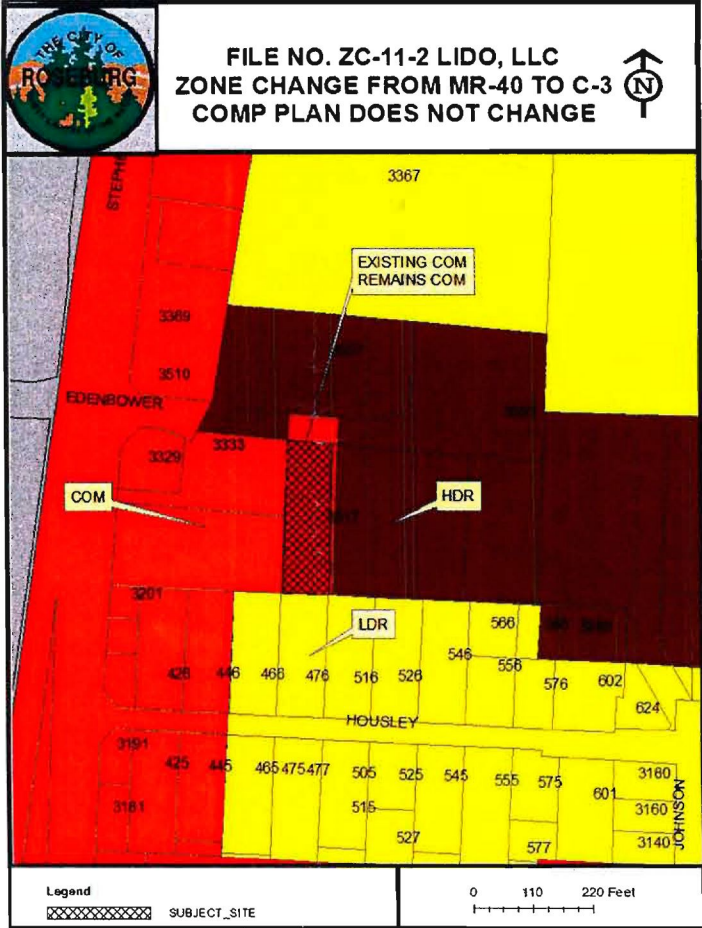
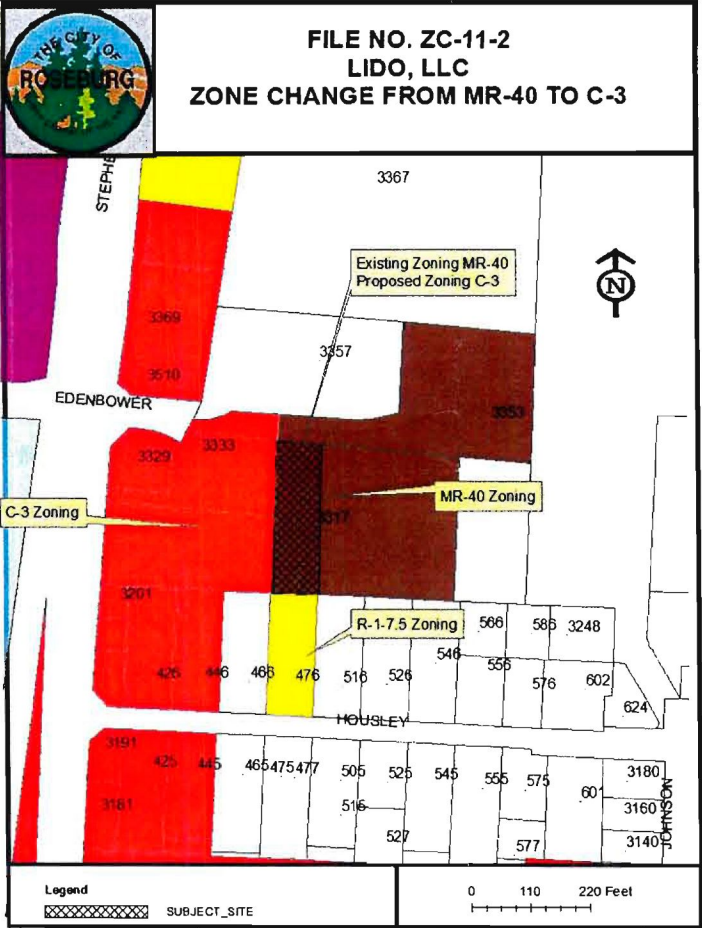
  
\_\_\_\_\_  
Larry Rich, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Sheila R. Cox, City Recorder



# C-3 Zoning Conforms to Comp Plan



**BEFORE THE PLANNING COMMISSION  
OF THE CITY OF ROSEBURG**

In the matter of a Zone Change from )  
High Density Multiple Family )  
Residential (MR-40) to General )  
Commercial (C-3) to bring the sites )  
into compliance with the )  
Comprehensive Plan Designations )  
for properties located on the east )  
side of NE Stephens and south of )  
NE Edenbower and more )  
particularly described as Township )  
27 South, Range 06 West, )  
Willamette Meridian, Section 01DA, )  
Tax Lots 600, 800, & 802 and )  
Property Identification Numbers )  
R44220, R44228 & R44278.

**FINDINGS OF FACT  
AND DECISION**

**FILE NO. ZC-11-2**

**Finding No. 1**

This matter came before the Planning Commission for public hearing on February 6, 2012, 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 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. ZC-11-2, a Zone Change from High Density Multiple Family Residential (MR-40) to General Commercial (C-3).

DATED THIS 6th DAY OF FEBRUARY, 2012.

  
\_\_\_\_\_  
Ron Hughes, Chair

  
\_\_\_\_\_  
Brian Davis, Director  
Community Development

Planning Commission Members:

Ron Hughes, Chair  
John McDonald, Vice Chair  
Patrick Parson  
Knut Torvik  
John Boyd  
Scotty Ingeman

**CITY OF ROSEBURG**  
900 S.E. Douglas Avenue  
Roseburg, Oregon 97470-3397

DEPT OF

MAR 14 2012

LAND CONSERVATION  
AND DEVELOPMENT



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

3730132340

