



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR, 97301-2540

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

12/22/2008

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Douglas County Plan Amendment
DLCD File Number 003-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. 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: Friday, January 02, 2009

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Cheryl Goodhue, Douglas County
Doug White, DLCD Community Services Specialist
Paul Klarin, Coastal Policy Analyst
Katherine Daniels, DLCD Farm/Forest Specialist
Chris Shirley, DLCD Regional Representative
John Renz, DLCD Regional Representative
Dave Perry, DLCD Regional Representative
Matt Crall, DLCD Transportation Planner

<paa> Y/l

Notice of Adoption

In person electronic mailed

DEPT OF

DEC 15 2008

LAND CONSERVATION AND DEVELOPMENT

For DLCD Use Only

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: **Douglas County**

Local file number: **N/A**

Date of Adoption: **12/10/2008**

Date Mailed: **12/12/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/3/2008

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".

Land Use and Development Ordinance (LUDO) Amendments (green booklet) include: new boundary line adjustment restrictions resulting from HB 3629 (2008 Special Session). Amendments to LUDO Article 30, Floodplain Overlay, resulting from changes in Oregon Manufactured Dwelling and Park Specialty Code, a clarification regarding Ministerial Resource Partitions, a clarification regarding motor vehicle services permitted in the Industrial zones and minor amendments affecting the review process for various land use actions.

Does the Adoption differ from proposal? **Yes**, Please explain below:

1) The new restrictions affecting nonfarm divisions and dwellings resulting from recent LUBA rulings (Item No. 2 in initial proposal) have been pulled and action delayed pending resolution of appeal proceeding at the Court of Appeals. 2) Item No. 15 has been added, a clarification regarding motor vehicle services permitted in the Industrial zones.

Plan Map Changed from: _____ to: _____

Zone Map Changed from: _____ to: _____

Location: _____ Acres Involved: _____

Specify Density: Previous: _____ New: _____

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19**

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. 003-08 (17176)

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

Local Contact: Cheryl Goodhue Phone: (541) 440-4289 Extension:
Address: Room 106, Justice Bldg, Do. Co. Courthouse Fax Number: 541-440-6266
City: Roseburg, OR Zip: 97470- E-mail Address: cagoodhue@co.douglas.or.us

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**.

DEC 12 2008

**BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON**

BARBARA E. NIELSEN, COUNTY CLERK

AN ORDINANCE ADOPTING AMENDMENTS)
TO THE DOUGLAS COUNTY LAND USE)
AND DEVELOPMENT ORDINANCE)

ORDINANCE NO. 2008 - 12 - 01

RECITALS

- A. Amendments to the Douglas County Land Use and Development Ordinance are needed in order to address a new law passed by the 2008 Special Legislative Session, to include changes to the Manufactured Dwelling Specialty Code, and to clarify the use and application of various land use review procedures. Appropriate legal notices have been completed.
- B. On November 20, 2008, the Douglas County Planning Commission held a hearing and recommended that the attached amendments be adopted by the Board of Commissioners.

THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ORDAIN AS FOLLOWS:

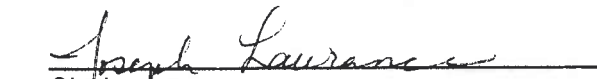
SECTION ONE: The amendments contained in the green attachment titled "Land Use & Development Ordinance Amendments," "Final Draft for Board of Commissioners Action," dated December 2, 2008, are ADOPTED and by reference made part of this Ordinance.


SECTION TWO: The amendments are necessary and appropriate and shall become effective on January 9, 2009.

SECTION THREE Severability: If any provision of this ordinance is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other provision of the ordinance. The ordinance shall be construed as if such invalid provision had never been included.

DATED this 10th day of December, 2008.

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON


Chairman


Commissioner


Commissioner

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON
DEC 12 2008

AN ORDINANCE ADOPTING)
AMENDMENTS TO THE DOUGLAS)
COUNTY COMPREHENSIVE PLAN)
AND COMPREHENSIVE PLAN AND)
ZONING MAPS)

ORDINANCE 2008-12-02

BARBARA E. NIELSEN, COUNTY CLERK

RECITALS:

- A. Amendments are needed in order to update and integrate information into the Citizen Involvement, Forest Resources, Natural Features, Economic, and Land Use Chapters of the Comprehensive Plan; and make changes to the Douglas County Comprehensive Plan and Zoning Maps. The amendments also update the Douglas County Community Wildfire Protection Plan.
- B. On November 20, 2008, the Douglas County Planning Commission held a hearing and recommended that the amendments be adopted by the Board of Commissioners.
- C. Notice of the proposed Legislative Amendments was mailed to the Department of Land Conservation and Development (DLCD) on October 3, 2008, to PAC's and others on October 20, 2008. Two Measure 56 notices were sent to citizens where applicable on October 21, 2008. Legal notice was published as required by law on October 31, 2008 for the Douglas County Planning Commission Meeting on November 20, 2008. Legal notice was published on November 9, 2008 and on November 30, 2008 for the December 10, 2008 Board of Commissioners hearing.

THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS ORDAIN AS FOLLOWS:


SECTION ONE: The amendments contained and referenced in the yellow attachment titled "Amendments to the Douglas County Comprehensive Plan and Comprehensive Plan and Zoning Maps" dated December 2, 2008.

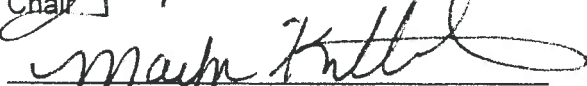
SECTION TWO: The amendments are necessary and appropriate and shall become effective on January 9, 2009.


SECTION THREE: SEVERABILITY; If any provision of this ordinance is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other provision of the ordinance. The ordinance shall be construed as if such invalid provision had never been included.

DATED this 10th day of December, 2008

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, OREGON


Chair


Commissioner


Commissioner

**REVISIONS TO THE PROPOSED
LAND USE & DEVELOPMENT ORDINANCE AMENDMENTS
RESULTING FROM PUBLIC COMMENT**

The proposed Amendments to the Douglas County Land Use & Development Ordinance (LUDO) has been revised to address concerns raised in the public comment period. The FINAL DRAFT of the LUDO Amendments is dated December 2, 2008.

TOPIC	COMMENT	COUNTY RESPONSE
LUDO Amendment Item No. 1: HB3629 Boundary Line Adjustment Restrictions.	DLCD noted the new standard did not clarify its applicability to approved but not built dwellings.	Amendment was revised to specify that a boundary line adjustment is also precluded if a unit of land has been <i>approved for construction of a dwelling.</i>
LUDO Amendment Item No. 2: New Restrictions for Nonfarm Divisions & Dwellings resulting from recent LUBA ruling.*	Ron Schofield of Schofield & Associates commented that this amendment may be premature, as LUBA's ruling is under review by the Oregon Court of Appeals.	*It was recommended that the Planning Commission delay any action on the amendment, pending resolution of the proceeding Court case. At their hearing on November 20, 2008, the Planning Commission unanimously voted to strike the proposed amendment, and it has been removed from the December 2, 2008 FINAL DRAFT.

SUMMARY of PROPOSED REVISIONS - December 2, 2008

**LAND USE & DEVELOPMENT ORDINANCE AMENDMENTS
FINAL DRAFT FOR BOARD OF COMMISSIONERS ACTION
(Includes Planning Commission Recommendations)**

Planning Commission Hearing: November 20, 2008
Board of Commissioners Adoption: December 10, 2008
Effective date of Amendments: January 9, 2009

Subject	Summary	Effect
1. BLA Restrictions resulting from HB 3629	HB 3629, adopted with an emergency provision in the 2008 Special Legislative Session, modifies/clarifies restrictive laws applicable to boundary line adjustments. HB 3629 clarifies that a resource unit of land containing or approved for a dwelling, cannot be adjusted below 160 acres for the purpose of qualifying an adjacent unit for a 160-acre dwelling.	Regulation
2. Article 30, Floodplain Overlay, Restrictions	The Oregon Manufactured Dwelling and Park Specialty Code is the code used by the Building Department for inspections pertaining to manufactured dwellings. The Code has changed as it relates to the placement of manufactured dwellings in flood hazard zones. The Code now requires that manufactured dwellings be elevated 18 inches above the base flood elevation (formerly one foot), and that new placement of a manufactured home is prohibited in the floodway. Existing manufactured homes to be replaced or substantially improved in the floodway must be elevated 18 inches above the base flood elevation.	Regulation
3. Ministerial Resource Partitions	Ministerial partitions for parcels meeting the minimum parcel size are currently provided for in the FG, FC and FF zones, but not specified in the list of ministerial uses contained in LUDO §2.060. This Amendment will add conforming resource parcels to the list of applications that can be processed ministerially, and specify that limited notice will be sent to DLCD and qualified agencies.	Internal Consistency
4. Minor Amendments	Several minor amendments and corrections are proposed to: 1) clarify duration of tentative approval in resource lands; 2) add Overlay Maps to the list of official County maps; 3) clarify scope of a TIS for access onto County roads; 4) clarify that building permits for nonfarm dwellings must be for a parcel created prior to 1/1/93, with a footnote regarding what constitutes "date of creation;" 5) clarify open space requirements for planned developments, and; 6) correct miscellaneous citation and scrivener errors.	Clarification
5. Motor Vehicle Services Permitted in Industrial Zones	There are a range of motor vehicle services that are appropriate in industrial zones. They are consistent with the intent of the County M-1 and M-2 zones. Douglas County's code does not comprehensively list the range of motor vehicle services that are commonly found in an urban community. Based on recent experience on zoning ordinance clarity and interpretation, it is appropriate to clarify this issue by the addition of a use in the M-1 (and M-2) zone related to motor vehicle services.	Clarification

DEPT OF

DEC 15 2008

**LAND CONSERVATION
AND DEVELOPMENT**

**LAND USE
&
DEVELOPMENT ORDINANCE
AMENDMENTS**

**FINAL DRAFT
FOR
BOARD OF COMMISSIONERS ACTION
(Includes Planning Commission Recommendations)**

December 2, 2008

Planning Commission
November 20, 2008

Board of Commissioners
December 10, 2008

**LAND USE & DEVELOPMENT ORDINANCE AMENDMENTS
REVISIONS APPROVED BY THE PLANNING COMMISSION
AT THEIR NOVEMBER 20, 2008 HEARING**

At the November 20, 2008 Planning Commission hearing of the proposed LUDO Amendments, the Commission delayed action on proposed Amendment No. 2, "New Restrictions on Nonfarm Divisions and Dwellings," as the LUBA ruling requiring the restrictions has been appealed to the Court of Appeals. The Commission may take action on the matter in 2009, if necessary, but delayed action at this time pending resolution of the Court case. The Commission directed that Item 2 be deleted from the proposed Amendments, and that the Amendments that followed it be renumbered accordingly.

Also at the hearing, the Commission approved an add-on amendment that will serve to clarify motor vehicle services permitted in the County's industrial zones. This proposed amendment has been added to the list of Minor Amendments/Corrections as Amendment No. 15.

* * *

Land Use & Development Ordinance Amendments

FINAL DRAFT PER PLANNING COMMISSION APPROVAL - November 20, 2008

AMENDMENTS RESULTING FROM LAW PASSED BY THE OREGON LEGISLATIVE ASSEMBLY 2008 Special Session

1. **New Boundary Line Adjustment Restrictions:** HB 3629, adopted with an emergency provision in the 2008 Special Session, modifies/clarifies laws applicable to boundary line adjustments as a means of addressing a recent court case ("Phillips"). The LUDO already has provisions for the majority of the clarifications outlined in HB 3629, with the exception of its application to resource lands. HB 3629 clarifies that resource lands cannot be adjusted below 160 acres for the purpose of qualifying the acreage of an adjacent unit of land for a 160-acre dwelling. ♦ ♦ **Effect: Regulation**

REVISE BOUNDARY LINE ADJUSTMENT §4.140.2 (EXCEPTIONS) (P. 4-11) BY ADDING NEW RESTRICTIONS AS 4.140.2. d

2. No Additional Units of Land; Minimum Size and Setbacks Required, Exceptions:

[no change to: a., b. or c.]

- d. **In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.**
 - 1) **A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.**
 - 2) **A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.**
 - 3) **A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.**

AMENDMENTS RESULTING FROM CHANGES IN SPECIALTY CODE

2. **Article 30 Floodplain Overlay: amend language to reflect Code changes.**
The Oregon Manufactured Dwelling and Park Specialty Code is the code used by the Douglas County Building Department for inspections pertaining to manufactured dwellings. The Oregon Manufactured Dwelling and Park Specialty Code has changed as it relates to placement of manufactured dwellings in flood hazard zones. The following proposed amendments to Article 30 make the LUDO consistent with the changes in the Oregon Manufactured Dwelling and Park Specialty Code. ♦ ♦ **Effect: Regulation**

REVISE ARTICLE 30, §3.30.460 "MOBILE HOME STANDARDS," (P. 3-195) AS FOLLOWS:

2. For new manufactured home parks and manufactured home subdivisions; for expansions to existing manufactured home parks and manufactured home subdivisions; for existing manufactured home parks and manufactured home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50 percent of value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; and for manufactured homes not placed in a manufactured home park or manufactured home subdivision, it shall be required that:
- a. Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the manufactured home will be ~~one foot~~ **18 inches** above the base flood elevation;

[no change to b. through e.]

3. **As provided for in the Oregon Manufactured Dwelling and Park Specialty Code, manufactured dwellings located in a flood hazard zone (100 Year Flood District and Floodway District outside of an existing manufactured home park as provided in 2.d. above), are subject to the following:**
- a. **The finished floor shall be elevated a minimum of 18 inches above the Base Flood Elevation (BFE) as identified on the Flood Insurance Rate Map.**
- b. **The manufactured dwelling stand or foundation shall be a minimum of 12 inches above the BFE unless openings are provided per FEMA Technical Bulletin 1-93.**
- c. **Placement of new manufactured dwellings in the floodway is prohibited.**
- d. **Replacement of a manufactured dwelling in the floodway is allowed if placement complies with a. and b. above.**

e. Accessory buildings designed for residential occupancy being replaced in a floodway shall have the finished floor elevated a minimum of 18 inches above BFE as identified on the Flood Insurance Rate Map.

3: 4. Recreational vehicles placed on sites within the floodplain shall also meet the placement requirements of 2 a. through c. of this section unless they either:

[no change to a. or b.]

4: 5. All manufactured homes to be replaced or substantially improved within the floodway shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is ~~one foot~~ **18 inches** above the base flood elevation and is securely anchored to an adequate foundation system. Manufactured homes placed in the floodway shall also comply with the provisions of §3.30.520.

REVISE ARTICLE 30, §3.30.520 "FLOODWAY DISTRICT," (P. 3-197) AS FOLLOWS:

SECTION 3.30.520 Floodway District

In the Floodway District, the following restrictions shall apply:

[no change to 1. and 2.]

3. Placement of new manufactured dwellings in the floodway is prohibited.

3: 4. Any mobile homes placed, or additions thereto shall conform to standards of §3.30.460, 3.30.270 and 3.30.520.

LOCAL AMENDMENTS NECESSARY TO IMPROVE THE USE AND EFFECTIVENESS OF THE LUDO

3. **§2.060: clarify that resource partitions meeting the minimum parcel size may be processed ministerially.** Ministerial partitions for parcels meeting the minimum parcel size are currently provided for in the FG, FC and FF zones, but not specified in the list of ministerial uses contained in §2.060. ♦ ♦ **Effect: Internal Consistency**

REVISE §2.060.1., "ADMINISTRATIVE ACTIONS" (p.2-3), AS FOLLOWS:

1. Land divisions in resource zones **excepting ministerial partitions authorized in §2.060.2** (Chapter 4)

REVISE §2.060.2, "MINISTERIAL ACTIONS" (p.2-5), AS FOLLOWS:

- I. Partitions in the FG, FC and FF zones where: 1) all parcels created conform to the minimum parcel size, and; 2) notice is provided to DLCD and those agencies qualified under LUDO §3.35.060 at least 10 days prior to an action.

REVISE §3.3.200.1, "PROPERTY DEVELOPMENT STANDARDS FOR THE FG ZONE" (p.3-36), AS FOLLOWS:

[no change to .a. or .b.]

- c. Land partitions which create parcels greater than 80 acres in size shall be reviewed by the Director as a ministerial action ~~to ensure conformance with the provisions of this ordinance.~~ , pursuant to LUDO §2.060.2.I.

REVISE §3.4.200.1, "PROPERTY DEVELOPMENT STANDARDS FOR THE FC ZONE" (p.3-51), AS FOLLOWS:

[no change to a. through e.]

- f. Land partitions which create parcels greater than 80 acres in size shall be reviewed by the Director as a ministerial action ~~to ensure conformance with the provisions of this ordinance.~~ , pursuant to LUDO §2.060.2.I.

REVISE §3.5.200.1, "PROPERTY DEVELOPMENT STANDARDS FOR THE FF ZONE" (p.3-66), AS FOLLOWS:

[no change to a. or b.]

- c. Land partitions which create parcels greater than 80 acres in size shall be reviewed by the Director as a ministerial action ~~to ensure conformance with the provisions of this ordinance.~~ , pursuant to LUDO §2.060.2.I.

4. ~~§2.800.5:~~ **clarify duration of tentative approval in resource lands.** This section refers to permits approved through the Administrative process, but includes permits approved through the Ministerial process. ♦ ♦ **Effect: Internal Consistency**

REVISE §2.800.5, "PERMIT EXPIRATION DATES" (p.2-29), AS FOLLOWS:

5. Permits approved ~~through the Administrative Action process~~ for a proposed residential development on resource land outside of an urban growth boundary shall be valid for four (4) years. An extension of two (2) years may be granted subject to the provisions of §2.800.2.a-d. For the purpose of this paragraph, "residential development" means:
 - a. Alteration, restoration or replacement of a dwelling,
 - b. Non-farm dwellings,
 - c. Owner of Record dwellings,
 - d. 160 acre and 200 acre non-contiguous forest dwellings,
 - e. Template dwellings, or
 - f. Caretaker residence in forest zones.

5. **§3.1.040:** add “Overlay Maps” to official electronic Zoning Maps. ♦ ♦
Effect: Clarification

REVISE §3.1.040, “ZONING MAPS,” (P. 3-2) AS FOLLOWS:

SECTION 3.1.040 Zoning and Overlay Maps

The Douglas County Zoning Maps and Overlay Maps are digitized (with the exception of the Coastal Goals and Airport Impact overlay maps) and consist of a computer file that is backed up to insure that the electronic information is protected. ~~A hard copy of the current digital maps is located at the County Planning Department Office.~~ The Douglas County Zoning Maps and Overlay Maps are certified by the Director as being the official zoning maps and overlay maps adopted by reference in §3.1.030. Hard copies of all county zoning and overlay maps are located at the Planning Department.

6. **§3.28.250.3 a. & b.:** delete references to resource zones & shorelands overlay. Article 28 is the (MR) Marine Rural zone. The “Property Development Standards” Section of this Article, Item 3, *Land Division*, refers to division of lands in resource zones and division of lands subject to the Shorelands Overlay designation, and specifies requirements for these divisions. References to division in other zoning classifications is irrelevant to the MR zone. ♦ ♦ **Effect: Clarification**

REVISE §3.28.250.3, “PROPERTY DEVELOPMENT STANDARDS,” (P. 3-178) AS FOLLOWS:

3. Land Division: Requests for land division, including subdivision, or land partition, shall be reviewed through the approval process provided in Chapter 2 of this ordinance and shall conform to the applicable requirements of Chapter 4.
- a. ~~Division of land in resource zones for resource use, committed areas or exception areas shall be allowed if provisions of the Ordinance are met.~~
- b. ~~In addition to conformance with other requirements of this ordinance, other land divisions subject to the Shorelands Overlay designation shall be allowed only when a finding is made that the use of such land cannot be accommodated on other upland locations or in an urban/urbanized area.~~
7. **§3.35.050.6.:** clarify scope of TIS and provide cross-reference to Chapter 4, “Access for New Development.” This section of Article 35, “Access onto County Roads,” addresses Traffic Impact Study (TIS) authority for development which will generate more than 300 trips per day. The concluding sentence of §3.35.050.6, needs clarification of when the County can require a TIS, as well as a cross-reference as to where the TIS specifications are located in Chapter 4.
♦ ♦ **Effect: Clarification**

REVISE §3.35.050.6 (P. 3-216) AS FOLLOWS:

Douglas County may, upon the recommendation of the Public Works Department, require a Traffic Impact Study (TIS) prior to authorization of alternative standards or to assess transportation impacts of development which will generate over 300 trips. The TIS shall be prepared as described in Chapter Four, §4.100.5.(7).

REVISE CHAPTER 4, §4.100.5.(7) (P. 4-7) AS FOLLOWS:

Douglas County may, upon the recommendation of the Director of the Public Works Department, require a Traffic Impact Study (TIS) for:

- (a) subdivisions or partitionings when the new development will exceed 15 lots or parcels with access to a state highway or County road ; ;
- (b) ~~or for~~ any new subdivision creating 15 or more lots either initially or through phased development with access onto a state highway or county road ; ; or
- (c) as provided for in §3.35.050.6, "Access onto County Roads."

The Traffic Impact Study shall be prepared by a licensed traffic engineer and shall address the impacts of traffic, generated directly or indirectly by the proposed development, on the surrounding transportation system . . .

8. **§3.43.100.1: clarify that building permits proposed for nonresource dwellings, must be for a parcel created prior to 1/1/93 per ORS 215.284(2)(c), with a footnote regarding "Date of Creation" per OAR 660-033-0020(4).** Article 43, "Approval of Nonresource Dwellings in FG, FC or FF Zones," §3.43.100, "Building Permits," sets out the criteria for approval of nonresource dwellings, but does not include the statutory requirement that the dwelling be sited on a parcel created prior to January 1, 1993. To assist clients, include specification regarding date of creation, and add a footnote to clarify date of creation in relation to boundary line adjustments per OAR provision 660-033-0020(4). ♦ ♦ **Effect: Clarification**

REVISE ARTICLE 43, "NONRESOURCE DWELLINGS," §3.43.100.1 "BUILDING PERMITS," (P. 3-266) AS FOLLOWS:

- 1. Building permits proposed under this article for lands zoned FG, FC, and FF shall conform to the following criteria and shall be processed pursuant to §2.060.1 In order to be eligible for a nonfarm dwelling, the parcel on which the dwelling will be located must have been created prior to January 1, 1993¹

ADD THE FOLLOWING FOOTNOTE:

¹ OAR 600-033-0020(4), "Date of Creation and Existence." When a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel or tract.

19. **§3.43.100.1.c.(1)(a): clarify identification of nonfarm study area.** Current LUDO language implies additional findings qualifying an identified nonfarm study area are only required when a 1000 acre study area is identified. As stated in OAR 660-033-0130(4)(D)(i), findings describing the study area, and why it is representative of the land use pattern surrounding the property and adequate to conduct the analysis, are required for *both* the 1000 and 2000 acre study areas. ♦ ♦ **Effect: Clarification**

REVISE ARTICLE 43, §3.43.100.1.c.(1)(a) (P. 3-267) AS FOLLOWS:

- (1) **Study Area:** The applicant shall identify a study area which must include at least 2,000 acres - (or a smaller area of not less than 1,000 acres if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other adjacent agricultural areas).
- (a) ~~If a 1,000-acre study area is selected, then f~~ Findings shall describe the study area and explain why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the required analysis.

10. **§3.44.100.1.b.: add a footnote regarding "Date of Creation" per OAR 660-033-0020(4).** Article 44, "Division of Nonresource Lands in Designated Resource Areas," §3.44.100.1 "Criteria for Decision," sets out the criteria for approval of nonresource divisions, including the requirement that the parcel(s) for the nonfarm dwelling(s) must be divided from a parcel that was lawfully created prior to July 1, 2001. To assist clients, add a footnote to clarify date of creation in relation to boundary line adjustments per OAR provision 660-033-0020(4). ♦ ♦ **Effect: Clarification**

REVISE ARTICLE 44, §3.43.100.1 (P. 3-270) AS FOLLOWS:

- 1.b. The parcel(s) for the non-farm dwelling(s) is divided from a lot or parcel that was lawfully created prior to July 1, 2001. ¹

ADD THE FOLLOWING FOOTNOTE:

¹ OAR 600-033-0020(4), "Date of Creation and Existence." When a lot, parcel or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel or tract for the siting of a dwelling, the date of the reconfiguration is the date of creation or existence. Reconfigured means any change in the boundary of the lot, parcel or tract.

11. **§5.250.4.a: clarify Open Space requirements.** The first sentence of this section states that at least 50 percent of the acreage of the PD must be open space retained for common use by owners and residents. The second sentence states that at least 25 percent of the total open space shall be private and at least 50 percent shall be common. The wording of these two sentences creates ambiguity as to whether the total open space requirement is 50 percent or 75 percent. As was determined in conjunction with the Saddle Butte MHP Planned Development, the total open space requirement is 50 percent and clarification of

the wording is needed. ♦ ♦ **Effect: Clarification**

REVISE CHAPTER 5, §5.250.4, "OPEN SPACE," (P. 5-7) AS FOLLOWS:

- a. At least 50 percent of the acreage of the PD (excluding streets) must be open space retained for common use by owners and residents of the development (**total open space**). At least 25 percent of the total open space provided shall be private and at least 50 percent of the total open space provided shall be common.

MINOR AMENDMENTS/CORRECTIONS

12. **§3.6.100.3: correct bad reference.** This section, "Buildings and Uses Permitted Conditionally" in the AW zone, includes "churches and schools subject to §3.5.100.10," which does not exist. The correct citation is §3.5.100.9, which prohibits schools within 3 miles of a UGB.

REVISE §3.6.100.3, (P. 3-69) AS FOLLOWS:

3. Public and semipublic buildings, structures and uses essential to the physical, social and economic welfare of the area, including but not limited to fire stations, granges, community halls, and/or churches and schools subject to §3.5.100.4 9.
13. **§3.33.150: correct bad reference.** Article 33, "Beaches and Dunes Overlay", §3.33.150, "Uses Permitted Conditionally, states, "Requests for approval shall be processed as Administrative Actions pursuant. . .to the provisions of §2.065.4," which is a reference to the Historic Resource Review Committee. The correct citation is § 2.065.2, which refers to provisions for notice of Administrative Action.

REVISE §3.33.150 (P. 3-210) AS FOLLOWS:

Uses, activities and their accessory structures which are permitted conditionally in the underlying zone(s) may be permitted on older stabilized dune forms and interdune forms free from flood hazard subject to the standards and criteria set forth in §3.33.200. Requests for approval shall be process as Administrative Actions pursuant to §2.060.1 and subject to the provisions of §2.065.4 2.

14. **§3.45.300: renumber to provide a citation of 3.45.200.** Section 3.45.200, "Farm Dwelling Permits in the FF Zone - Notice of Intent," was previously removed from the LUDO, leaving §3.45.100, "Farm Dwelling Building Permits," and §3.45.300, "Permits for Accessory Farm Dwellings," with no §3.45.200.

REVISE ALL REFERENCES TO §3.43.300, (PP. 3-25, 3-40, 3-277 & 3-278) AS FOLLOWS:

§3.3.050.9.e.(p. 3-25) . . .An "Accessory farm dwelling" that was approved under §3.45.300: ~~200~~.1.b.(3) may only be replaced by a manufactured dwelling.

§3.4.050.9.e.(p.3-40) . . . An "Accessory farm dwelling" that was approved under §3.45.300: ~~200~~.1.b.(3) may only be replaced by a manufactured dwelling.

§3.45.300 (p.3-277)

3.45.300 ~~3.45.200~~

3.45.300 ~~3.45.200~~

SECTION 3.45.300 ~~200~~ Permits for Accessory Farm Dwellings in EFU (FG or FC) and Farm Forest (FF) Zoned Areas.

§3.45.300 (p.3-278)

3.45.300 ~~200~~

3.45.300 ~~200~~

2. Douglas County shall not approve any division of a lot or parcel based on the existence of an accessory farm dwelling approved under §3.45.300 ~~200~~. . . .
3. An accessory farm dwelling approved under §3.45.300 ~~200~~ cannot later be used to satisfy the requirements for a Single-family residential dwelling not provided in conjunction with farm use.

15. **Clarify Motor Vehicle Services Permitted in the Industrial Zones.** There are a range of motor vehicle services that are appropriate in industrial zones, and that are consistent with the intent of the County M-1 and M-2 zones. Douglas County's code does not comprehensively list the range of motor vehicle services that are commonly found in an urban community. Based on recent experience on zoning ordinance clarity and interpretation, it is appropriate to clarify this issue by the addition of a use in the M-1 (and M-2) zone related to motor vehicle services.

REVISE THE (M-1) ZONE, §3.20.050, PERMITTED USES, (P. 3-140) BY ADDING THE FOLLOWING:

14. **Motor vehicle repair garage; key, card or membership fuel facilities; and vehicle washing (this use limited to the M-1 & M-2 zone only).**

16. **Miscellaneous Corrections/Scrivener Errors**

Douglas County Comprehensive Plan
and Comprehensive Plan Map Amendments

SUMMARY OF CHANGES
(December 2, 2008)

SUBJECT	SUMMARY	EFFECT
1. URBAN UNINCORPORATED AREA (UUA) COMPREHENSIVE PLAN UPDATES FOR GLIDE AND DILLARD	Update to the Glide and Dillard Plans which were last updated in 1999. This update helps facilitate urban services coordination prior to development, updates the Comprehensive Plan in Glide, creates a Dillard Area Plan support document, and updates the UUA information in the Comprehensive Plan.	Update/ Non-regulatory
2. CITIZEN INVOLVEMENT ELEMENT OF COMPREHENSIVE PLAN UPDATE	Douglas County has one of the most active Citizen Involvement Programs in Oregon. This update verifies that Douglas County is continuing to be in compliance with the requirements found in Goal 1 of Oregon's Statewide Planning Goals and updates Comprehensive Plan information. This element was last updated in 1989.	Update/ Non-regulatory
3. ECONOMIC ELEMENT UPDATE	The purpose of the Economic Element, is to contribute toward maintaining and improving the economic well-being of the County. As such the Economic Element is directed toward describing the community economy, and identifying County Policy in the Douglas County Comprehensive Plan on economic factors which help in developing the community in an orderly manner. This updates the Element and the Comprehensive Plan which was last updated in 1985.	Update/ Non-regulatory
4. EXIT 106 LAND USE REFINEMENT PLAN AND COMPREHENSIVE PLAN UPDATE.	Adoption of the Exit 106 Area Land Use Refinement Plan as a support document to the Douglas County Comprehensive Plan. Update the Comprehensive Plan maps for a portion of the Exit 106 Area, Creek Urban (CU) and expanded boundary in a 2007 land use inventory (BLI), the adopted 2007 Exchange Area Management Plan (EAMP) for Exit 103, 106, 108, and the Myrtle Creek Transportation System Plan (TSP).	Update/ Non-regulatory

CONTINUED TO APRIL 2009

5. AGGREGATE AND MINERAL RESOURCES INVENTORY UPDATE	HY-MT ROCK, LLC went through a Comprehensive Plan Amendment process (P/ D File 06-030) to add a large-scale site to the Douglas County Aggregate and Mineral Resources Inventory, and a Zone Change to apply the Mineral resources Overlay to the 150 acre mining site. This adds the file data to the Comprehensive Plan.	Update
6. DOUGLAS COUNTY COMMUNITY WILDFIRE PROTECTION PLAN UPDATE. (CWPP)	In June 2008, Bureau of Land Management (BLM), Glendale Resource Area requested a change to Douglas County's CWPP. The BLM requested the Cow Creek CWPP be increased to the Hydrologic Unit Code (HUC) 6 boundary size.	De-regulatory
7. WINCHESTER BAY UUA COMPREHENSIVE PLAN COORDINATION AND UPDATE	This action updates the Winchester Bay Plan to include a Planning Commission Quasi-Judicial Plan Amendment condition of approval. In addition, in Winchester Bay, there is an area where a number of single family dwellings are in an R-2 plan and zone designation. After owner consultation, this action amends and updates the Winchester Bay Plan by reclassifying the area in question to an R-1 zone and a plan designation of medium density residential.	Regulatory (Owner consent)
8. MISCELLANEOUS UPDATES	The Douglas County Comprehensive Plan on occasion has some very minor changes to the text in the plan which help facilitate reading and understanding the Comprehensive Plan but do not change the spirit or content of the meaning intended.	Update/ Non-regulatory

Amendments to the

DOUGLAS COUNTY COMPREHENSIVE PLAN

AND COMPREHENSIVE PLAN

AND ZONE MAPS

FINAL DRAFT
FOR BOARD OF COMMISSIONER ACTION

December 2, 2008

Planning Commission
November 20, 2008

Board of Commissioners
December 10, 2008

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KEY

Additions and Amendments are identified by both **BOLDING** and UNDERLINING.
Deletions are identified by ~~STRUCKOUT~~ text.

**1. GLIDE URBAN UNINCORPORATED
AREA (UUA) PLAN UPDATE**

1. GLIDE URBAN UNINCORPORATED AREA (UUA) PLAN.

PURPOSE: Provide updated information on the Glide Urban Unincorporated Area (UUA) in Douglas County.

BACKGROUND: The Glide Urban Unincorporated Area Plan was last updated in 1999. The Glide UUA, which is located in eastern Douglas County, has seen steady development over the past ten years. This update helps citizens as well as local government understand Glide. Glide, which is an urban area, has development occur within its boundary which requires coordination with and amongst urban service providers to adequately meet development needs. This Glide Plan helps facilitate urban services discussion and coordination prior to development.

AMENDMENT: Amendments to Chapter 15 of the Douglas County Comprehensive Plan and an update to the Glide Urban Unincorporated Area (UUA) Plan.

DOUGLAS COUNTY COMPREHENSIVE PLAN PAGE 15-57

URBAN UNINCORPORATED AREA LAND USE

TABLE 15-15. EXISTING LAND USE (UUA) (in acres).

Land Use Type	Dillard 1993	Gardiner 1980	Glide ¹ 1978 2008	Green 1980	Shady 1996	Winchester	
						Tri City 1979	Bay 1980 TOTAL
Residential	75	27	115 1201	479	71	595	64 1,418
Commercial	6	6	21 70	21	19	34	25 127
Industrial	687	243	27 68	111	174	18	13 1,323
Public/Service	12	11	7 93	53	5.5	105	228 358.5
TOTAL	780	319	289 1432	775	270	946	379 3,758

GLIDE FINDINGS

Mass Movement

6. Many land uses do not adapt to excessive slopes. Good industrial areas, for example, are limited to level or near level land. ~~A variety of~~ Other land uses such as commercial areas, majority of residential development, parks and public buildings are more easily developed on gently sloping or nearly level areas. ~~A majority of residential developments also compete for level land.~~

Population

12. Based on a housing survey conducted in the ~~spring of 1977~~ summer of 2008, the urban service area population is estimated to be ~~1,215~~ 1,934. The population was estimated as follows: ~~405~~ 744 (housing count) x ~~3.0~~ 2.6 (estimated persons per housing unit in ~~1977~~ 2008) = ~~1,215~~ 1,934 (population).
13. The Comprehensive Plan encourages a majority of growth to occur within the area planned for sewer and water services. Presently, ~~45%~~ 33% of the North Umpqua population lives within the Urban Service Boundary. It is anticipated that plan policies will encourage a greater percentage of the population to live within the Urban Service Boundary by the year ~~2000~~ 2030.
14. The projected year ~~2000~~ 2030 population for the Glide UUA is ~~2,142~~ 2,611. This projected population represents an annual growth rate of ~~2.8~~ 1.5 % which is consistent with countywide projected growth rates.
15. The projected population of the Glide UUA, ~~2,142~~ 2,611 persons by the year ~~2000~~ 2030, will require a net increase of about ~~463~~ 310 homes (refer to Finding 23).
16. By infilling vacant areas, the projected population increase (~~927~~ 677) could be easily accommodated within the Urban Service Boundary.

HOUSING

19. Since the Planning Advisory Area's economy does not completely support the local area population, it is assumed that the extent of housing is due to both retirement living and workers who commute to Roseburg ~~Region~~.
21. If necessary, the adopted urban service area could meet housing demand to the year ~~2000~~ 2030.
22. ~~34%~~ 8% of all dwelling units in the Glide UUA are mobile homes; ~~57%~~ 85% are conventional homes; and ~~7%~~ 9% are multiple family dwellings (information from ~~housing neighborhoods 5, 6, 7, 8, 9, and 10, Appendix 5, North Umpqua Plan, July, 1978~~ Douglas County GIS and Property Data, current as of September 2008).

PUBLIC FACILITIES AND SERVICES

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23. Estimated Future Housing Needs Within Glide:

<u>Method</u>	<u>Number</u>
Year- 2000 <u>2030</u> population (estimate)	-2,142 <u>2,611</u>
Dwelling Units Needed (based on year 2000 estimate of 2.59 <u>2.6</u> persons per household)	827 <u>1,004</u>
Vacant Units (@ recommended 5%)	41 <u>50</u>
Total Units Needed	868 <u>1,054</u>
<u>Less Existing Units</u>	-438 <u>744</u>
Total New Units Needed	463 <u>310</u>
(Single-family homes - 90%)	(416) <u>279</u>
(Multiple-family homes - 10%)	(47) <u>31</u>

WATER SERVICE

24. An extensive portion of the Urban ~~service~~ Unincorporated Area boundary is served by a public water system, the Glide Water Association. The system includes ~~Lone Rock, Buckhorn Creek, and Frear Bridge settlements as its outer service area at this time~~ North Bank Road to the west, Little River Road to Buckhorn Road to the south, and Glide Loop Road to the east.
25. The Glide Water Association ~~has filed three water rights~~ one water right and two permits.

PUBLIC FACILITIES

Water Service

27. After intake, water is pumped south to the treatment plant located near the post office in Glide, north of Highway 138 (see facilities map). The purification process includes a Reliant Trimedia filter system, flocculation, ~~sand filters, two~~ sedimentation basins, and a clearwell affording ~~172,800~~ 70,000 gallons per day processing capacity.
28. Treated water is stored in ~~four~~ five reservoirs with a combined capacity of ~~401,000~~ 418,000 gallons. This means the system cannot service hookups above 830 feet without booster pump facilities. ~~At present the only booster pump is on Terrace Drive in southeast Glide (T26S, R3W, Section 20).~~ At present, the system has two booster pumps.
30. Line and reservoir additions have increased the service area of the water association. In 1970 there were 112 water hookups, ~~and at the end of in~~ 1982 there were 290 hookups, in 1999 423

hookups, and in 2008 524 hookups. With current storage capacity (~~401,000~~ 418,000 gal.), the system can accommodate a total of 550 hookups

31. The water system serves residential, commercial and industrial customers (~~although industrial water use is minimal~~). No more than 15% of the water used by the Water District can be allocated to industrial uses according to Water Association regulations.

32. During ~~1982~~ 2008 water consumption averaged about ~~130,000~~ 180,000 gallons per day with as much as ~~170,000~~ 220,000 gallons per day needed in the summer months.

33. Growth in the number of water service hookups has been based mainly on ~~line expansion to new areas (not on infilling of vacant lots)~~ filling of vacant lots.

34. The Glide public water source (the North Umpqua River) can supply ~~8.2~~ 7.6 times more water than the current peak day use in summer months (based on combined water rights of 2.2 cfs).

35. The storage capacity of the water system is currently ~~2.3~~ 1.7 times greater than the current peak day use in summer months. Although the source of supply and treatment facilities (after expansion) are adequate, the present storage capacity and water lines are not of adequate design and dimension to accommodate the population projected within the Urban Unincorporated Area Boundary to the year 2030. Since 1988, a Water District program has been in place in which existing 4" lines are being replaced with 6" lines, and existing 6" lines are being replaced with 8" lines, thus increasing the overall water carrying capacity.

36. ~~Although the source of supply and treatment facilities (after expansion) are adequate, the present storage capacity and water lines are not of adequate design and dimension to accommodate the population projected within the Urban Service Boundary to the year 2000. Glide Water Association is requiring all new developments to meet a 1/2 acre average lot size to be consistent with overall comprehensive plan density provisions.~~

SEWER SERVICE

37. The inability of land and water resources to support growth created a public health hazard in the Glide/Idleyld area from 1973 to 1975. Due to this health hazard, a County and state building moratorium was enforced from October, 1973, to September, 1975. These events lead to plans and eventual construction of a unique low density sewer system.

39. The County constructed the sewer system with special revolving sewer fund money. The money has been repaid to the County through hookup and monthly user fees. **In June of 2008, the Glide-Idlewild Sanitary District was formed, relieving the County of administration, operations and maintenance of the sewer system.**
40. The boundary area of service generally includes Glide to Idlewild Park ~~lower Lone Rock Road, lower Little River Road, the "four corner" area of Wild River Drive/Highway 138, and the Sky Park Estates subdivision.~~
45. Each section of the pressure sewer system has a designed capacity. Exceeding the design capacity in a given area may either affect the availability of future hookups for other properties served by the same section of the system or over commit the design of the system (which would require expensive line replacements or additions). **The total collection system has a 2300 EDU (Equivalent Dwelling Unit) capacity.**
47. The design capacity of the sewer system was a major factor in developing the comprehensive land use map. **As of 2008, the plant has 650 connections, with approximately 850 EDUs connected to the system.**
48. The sewer system ~~will~~ **has** enabled a large amount of new growth on building sites which were previously undevelopable because of septic system requirements. **Generally, connecting to the sewer system is required for properties within 600 feet of the sewer line, in the district boundary.**
49. The land use plan encourages in filling of Glide's Core area in order to maximize the benefits of the system ~~and to help the County recover costs incurred for its construction.~~

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50. The design of the sewer system is sufficient to accommodate projected population growth to the year ~~2000~~ **2030** without increasing sewer capacity.

FIRE PROTECTION

51. The Glide **Rural Fire Protection District** firehouse is located in west central Glide adjacent to the Glide District Forest Service Offices. ~~Fire equipment in Glide includes two tankers and one fire engine. An additional tanker is stationed in the Whistlers Park area. All of the fire fighters are~~

~~volunteers. Fire equipment in Glide includes two Type 1 Class A engines, three Type 2 water tenders, one Type 6 Wild land engine, and two BLS ambulances. Thirty-three of the districts thirty five fire fighters are volunteers.~~

52. The Glide Rural Fire Protection District includes land within ten miles of the fire station along easily accessible roads. The district extends roughly to Rock Creek on the east, Peel to the south, and Philippi Acres, Echo Bend Ranch and Whistler=s Bend Park on the west. This area covers the major settlements in the North Umpqua Area. In addition, the Fire District goes outside their district boundaries with medical aid up to Toketee Reservoir and into portions of the National Forest.
53. The Glide Rural Fire Protection District was formed in September of 1977, replacing the Glide Fire Association. Improved fire equipment has reduced the fire rating to an eight for structures within five miles of the firehouse and has reduced the fire rating to a ~~eight~~ nine for structures within eight miles of the firehouse.
55. The fire insurance rating can be reduced to a ~~five~~ seven by providing fire hydrants in new residential development areas. ~~The only fire hydrants presently located in Glide are located within a new subdivision on Upper Camas Road in the Frear Bridge area.~~

SCHOOL FACILITIES

57. School officials report that, ~~as of spring, 1983,~~ current enrollments at all of the Glide schools are 750 students (Including the elementary, upper elementary and high school) ~~are under capacity.~~
58. The school district ~~has already secured a future school site and has initiated facility design plans for the site~~ owns 102.46 acres in Glide.

LAW ENFORCEMENT

59. ~~The urban service area is protected by the County Sheriff's Office. As of spring, 1983, the Douglas County Sheriff's Office assigns one resident deputy to patrol the area and answer calls on an evening shift. Daytime~~ Emergency dispatch calls are channeled through the Roseburg office (courthouse) where a deputy is dispatched on a case by case basis.

LIBRARY SERVICE

60. Each of the public schools maintains their own library facilities. ~~As of fall, 1983, the Douglas County Library sends a bookmobile to the central Glide area once every two weeks for a five-hour stop.~~ Douglas County does not operate a branch Library in Glide.

Health Service

HEALTH SERVICE

61. ~~Local~~ Primary ambulance service to Roseburg is provided by the Douglas County Fire District 2, secondary service is provided by the Glide Fire Protection District ~~and two other private operators.~~
62. A dental office and a medical clinic are located in ~~central~~ Glide ~~was opened in 1977.~~ Hospital care is available in Roseburg.

Telephone and Electricity

63. Primary energy and communication facilities are provided to the Glide Area by Pacific Power and Light Company and ~~Pacific Northwest Bell Telephone Company~~ PTI Communications. ~~Written contact with these businesses has confirmed that the planned growth areas and growth rates will not unduly strain their facilities.~~

ROADWAY SYSTEM

64. The main highway in the North Umpqua region is Highway 138. It is the major arterial for east-west traffic, connecting the area with Interstate 5.

ROAD CONDITIONS

65. The central Glide area does not have an efficient transportation network. ~~Most of the~~ Many streets do not meet County standards ~~and are often impassable to normal traffic during winter conditions.~~

TRAFFIC CIRCULATION

66. In the past, large-lot partitions in designated residential areas legally avoided road dedication and surfacing standards. ~~This became a problem as pressure for small-lot development increased.~~

CIRCULATION PLAN

69. Outside of the core area there are four existing roads ~~which~~ that are to be included as part of the overall circulation system for the Glide ~~Urban Unincorporated Area~~ (UUA).
73. A minor collector street is proposed to connect the Terrace Drive/Upper Terrace Drive intersection to the North Umpqua Highway through the 73" acre property west of the Bar L Ranch Subdivision. This street is intended to serve as a primary access to the properties through which it passes and to provide a second means of access to the Upper Terrace Drive and southern Terrace Drive areas. Without this connection,

Terrace Drive would remain the only means of access to ~~an area with the potential for development of up to 40 homes.~~

76. Improvement of the existing ~~"cat"~~ **unimproved** road between Overlook Road and the proposed necessary local street to the north of it, or development of an alternate connection between Bar L Ranch Road and Terrace Drive, to allow one-way emergency vehicle access in all weather, is proposed to ensure that, in the event of a blockage of Bar L Ranch Road north of Overlook Road, an alternate means of access would be available to all properties south of the blockage.
77. The necessary local street, which connects the North Umpqua Highway with Catherine Street, passes through an area ~~south of and adjacent to the Highway~~ (now in the highway right-of-way) which has been identified by the ~~Comprehensive Plan~~ as consisting of unstable soils. Discussions with the County Engineer's office indicates that construction of a street through this unstable area following the alignment of the existing ~~"cat"~~ **undeveloped** road is an acceptable solution for circulation **through the area.**
79. For major and minor collector streets, 42 and ~~24~~ **34** foot roadbeds should, respectively, be used.

LAND USE AND URBANIZATION

RESIDENTIAL

84. Subdivision development with complete services and paved roads would improve the quality of residential living in the Glide/~~Idleld~~ service area **Urban Unincorporated Area.**

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LAND USE

Commercial

COMMERCIAL

85. Designated commercial areas in the Glide ~~and Idleld Park~~ **UUA** are anticipated to satisfy North Umpqua regional commercial needs to the year ~~2000~~ **2030.**
86. ~~The Idleld Park area, containing a mobile home park, post office, gas station, store, motel, restaurant and tavern, offers commercial services primarily oriented toward tourists.~~ **In the Glide UUA, from North Bank Road to the Idleld Park area, there are 28 retail and service commercial establishments.**
The Idleld Park area offers mostly commercial services primarily oriented toward tourists.

87. ~~The Glide area contains 18 retail and service commercial establishments located in a linear manner along Highway 138.~~

The Glide area increased from 20 retail and service commercial establishments in 1999 to 28 retail and service commercial establishments in 2008, which are located along Highway 138.

89. ~~Located between Glide and Idleyld are two taverns, a mobile home/RV park and a real estate office.~~

Commercial uses in Glide have increased 40% from 1999 to 2008.

INDUSTRIAL

90. ~~Four industrial uses, encompassing approximately 30 acres, are located in west and central Glide. In west Glide, near the Frear Bridge, are two trucking businesses. Located in the central area are Glide Lumber Products (formerly Little River Box) and Edco Corporation.~~

Six industrial uses are located in west and central Glide. The number of industrial uses in Glide has not increased since 1999.

POLICIES

POLICIES COMMON TO ALL URBAN UNINCORPORATED AREAS

Residential

OBJECTIVE G: To provide the opportunity for a variety of housing types and price ranges commensurate with the desire and economic means of Douglas County residents.

POLICIES:

6. To promote a variety of housing densities within urban unincorporated areas consistent with the factors of location and need contained within the Plan, three density standards shall be utilized for all areas except Glide as follows:

Low - up to 3 units/acre¹

Medium - 3 to 7 units/acre

High - 7 to 20 units/acre

1

Densities within the ~~Glide Urban Unincorporated Area~~ Boundary shall be as specified on the ~~Glide area land use map~~.

Densities within the Glide UUA Boundary shall be as follows:

1 dwelling unit/5 acres

1 dwelling unit/2 acres

1 dwelling unit/acre

2 dwelling units/acre

Low density Residential

POLICIES SPECIFIC TO THE GLIDE URBAN UNINCORPORATED AREA

PUBLIC FACILITIES

Water System

POLICIES:

2. The ~~Glide Urban Area~~ Comprehensive Plan shall be the guiding document for the distribution of water hookups.

LAND USE

General

POLICIES:

1. Lands within the ~~Glide Urban Service~~ Unincorporated Area Boundary shall serve as the predominant growth area for regional commercial, industrial and residential development.
2. All future development within the ~~Glide Urban Service~~ Unincorporated Area Boundary shall further maintenance of the rural atmosphere of the area.

Agriculture

POLICY IMPLEMENTATION:

1. Agriculturally designated land (of Class I through IV soils) within the ~~Urban Service~~ Unincorporated Area Boundary should be considered to accommodate further growth.

Residential

POLICIES:

1. Newly created parcels within the ~~Urban Service~~ Unincorporated Area Boundary shall have a minimum width of 100 feet except where designated as low density residential.

~~Architectural Controls~~ Design Review

OBJECTIVE: To enhance the aesthetic qualities and livability within the Glide Urban ~~Service~~ Unincorporated Area Boundary.

POLICY:

1. New commercial and residential structures ~~which front~~ along Highway 138 through Glide are encouraged to be of conventional construction.

RECOMMENDATIONS:

1. Subdivisions and commercial establishments should be designed to minimize their impact upon the scenic resources of the area.

**2. DILLARD URBAN
UNINCORPORATED AREA (UUA)
PLAN UPDATE**

2. DILLARD URBAN UNINCORPORATED AREA (UUA) PLAN

- PURPOSE:** New Comprehensive Plan findings and policies specific to the Dillard Urban Unincorporated Area (UUA) in Douglas County.
- BACKGROUND:** The Dillard UUA which is located southwest of the City of Winston in central Douglas County, has seen modest development over the past ten years. This amendment to the comprehensive plan helps citizens as well as local government understand Dillard.
- AMENDMENT:** Amendments to Chapter 15 of the Douglas County Comprehensive Plan specific to the Dillard Urban Unincorporated Area (UUA).

Douglas County Comprehensive Plan (**all of the findings and policies in this section are new.)

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DILLARD FINDINGS

ENVIRONMENTAL FACTORS

NATURAL HAZARDS

FLOODING

1. The 100 year floodplain identified on National Flood Insurance Rate Maps encompasses approximately 50% of the land within the Dillard UUA.
2. Flooding seems to be the only natural hazard within the Dillard UUA.

SOCIO-ECONOMIC FACTORS

ECONOMY

3. The primary contribution of the Dillard UUA to the regional economy has been as a resource for the timber, agriculture and aggregate industries.

POPULATION

4. Based on a housing survey conducted in August 2008, the urban unincorporated area population is estimated to be 611. The population was estimated as follows: [235 (housing count) x 2.6 (estimated persons per housing unit in 2008)] = 611 (population).
5. The projected year 2030 population for the Dillard UUA is 746. This projected population represents an annual growth rate of 1% which is consistent with county wide projected growth rates.
6. The projected population of the Dillard UUA, 746 persons by the year 2030, will require a net increase of about 52 homes.
7. By in filling vacant areas, the projected population increase of (135) could be easily accommodated within the Urban Unincorporated Area Boundary.

INCORPORATION

8. The incentive for Dillard to form as an incorporated city does not appear to exist due to the type of rural area services already provided by the County, and the relatively low property tax rate.

HOUSING

9. Dillard is within the Douglas Planning Advisory Committee area which is primarily rural. However, housing densities and increased population growth have required public facilities to be developed for the area.
10. Since the Douglas Planning Advisory Committee area economy does support the local area population, it is also assumed that housing in Dillard is connected to workers who commute to Winston and Roseburg.
11. New areas of concentrated housing are best suited within the Dillard UUA.
12. If necessary, the adopted urban unincorporated area could meet housing demand to the year 2030.

13. 92% (194) of all dwelling units in the Dillard UUA are single family dwellings; 6% (12) are duplexes; and 2% (4) are multiple family dwellings.

14. Estimated Future Housing Needs:

Year 2030 population (estimate)	746
Dwelling Units Needed	287
Vacant Units (@ recommended 5%)	14
Total Units Needed	301
Less Existing Units	235
Total New Units Needed	66
(Single-family homes - 92%)	194
(Duplexes - 6%)	12
(Multiple-family homes - 2%)	4

PUBLIC FACILITIES AND SERVICES

WATER SERVICE

15. An extensive portion of the Urban Unincorporated Area is served by a public water system (Winston-Dillard Water District).
16. The Winston-Dillard Water District has three water rights. The first water right is dated 1953, for 1.50 cfs (cubic feet per second); the second is dated 1955, for 0.66 cfs; and the third is dated 1969, for 2.00 cfs. If all three water rights were used to capacity, the Winston-Dillard Water District could conceivably withdraw approximately 2.5 million gallons per day. The District also has 1 water impoundment right which adds to this amount, making the total 2.75 million gallons.
17. The Winston-Dillard Water system draws water from the South Umpqua River in central Winston. At the point of intake, the river water is subject to variations in quality due to seasonal sedimentation.
18. After intake, water is pumped straight to the treatment plant located near the South Umpqua River. The purification process includes flocculation, sand filters, two sedimentation basins, and a clear well affording 2 million gallons per day processing capacity. Although substantial additions would be required, the plant is designed so that treatment capacity could be doubled in the future.

19. Treated water is stored in five reservoirs with a combined capacity of 2.75 million gallons. Each of the reservoirs is located at or above the 759 foot elevation level. This means the system cannot service hookups above 650 feet without booster pump facilities. At present the only booster pump is on Galaxy Drive in Winston.
20. Line and reservoir additions have increased the service area of the water district. In 2008, the district serviced 2,250 water hookups, with the storage capacity for the system being 2.75 million gallons.
21. The water system serves residential, commercial and industrial customers.
22. During 2008, water consumption averaged about 737,400 gallons per day with as much as 1,074,200 gallons per day needed in the summer months. (June, July, August, and September.)
23. The Winston-Dillard water source (the South Umpqua River) can supply twice the amount of water than the current peak day use in the summer months, including water impoundment rights (based on combined water rights of 4.16 cfs).
24. The storage capacity of the water system is currently 2.5 times greater than the current peak day use in summer months.
25. Since 1988, a Water District program has been in place in which existing 4" lines have been being replaced with new 6", 8", and 10" lines. As of 2008, the Water District project is 95% complete.

SANITARY SEWER SERVICE

26. The land use plan encourages in-filling of Dillard, due to the fact that Dillard does not have sanitary service available, new development and redevelopment must be done in accordance with the areas capacity to handle septic systems.
27. Although most of the residentially zoned land in Dillard is divided into suburban residential sized lots, there are no identified sanitation hazards in Dillard.

FIRE PROTECTION

28. The Winston-Dillard Fire District Firehouse which serves the Winston and Dillard areas is located in Winston. The Winston-Dillard Fire Department has 3 Type 1 Class A structural engines, 2 Type 6 wild land engine, 4 ALS ambulances, and employs a staff of 20 firefighters.
29. The Winston-Dillard Fire District services approximately thirty square miles. The district also provides ambulance service for approximately 325 square miles. The Douglas County Planning Department's "Utility Atlas" identifies the boundaries to the district.
30. The Winston-Dillard Fire District was formed in 1950. The Fire District service within the Winston-Dillard Water District boundary, has reduced the fire rating to a four. This fire rating reduces the cost of fire insurance to about half of what it would be without fire protection.

STORM DRAINAGE

31. In filling of vacant lots, or subdivision development may require drainage facilities to avoid property damage from excessive runoff.

SCHOOL FACILITIES

32. Three properties within Dillard are owned by Winston-Dillard School District, totaling 9.98 acres. The Winston-Dillard School District boundary extends beyond Dillard, encompassing Porter Creek, Ten Mile, Reston, and the City of Winston.
33. School officials report that the 2008-2009 enrollment at Douglas High School is 479, with approximately 72 of the students being from Dillard.
34. Dillard students attend McGovern Elementary School for grades Kindergarten through Fifth, and Winston Middle School for grades Six through Eight.

LAW ENFORCEMENT

35. The urban unincorporated area is protected by the County Sheriff's Office. The Douglas County Sheriff's Office has deputy patrol's coordinated and dispatched to the area from the Roseburg Office. The deputy's answer calls on day, evening, and

night shifts. All calls are channeled through the Roseburg office (courthouse) where a deputy is dispatched on a case by case basis.

LIBRARY SERVICE

36. Douglas County does not operate a branch Library in Dillard.

HEALTH SERVICE

37. Local ambulance service is provided by the Winston-Dillard Fire District.

38. No dental or medical clinics are located in Dillard. Hospital care is available in Roseburg.

PUBLIC UTILITIES

39. Primary energy and communication facilities are provided to Dillard by Avista Utilities and Qwest. In addition to primary energy and communication facilities, Dillard is also served by Charter Communications.

RECREATIONAL FACILITIES

40. High intensity recreation facilities for area residents are primarily those provided in conjunction with the public schools.

TRANSPORTATION

ROADWAY SYSTEM

41. Old Highway 99 South and Brockway Road have the highest traffic volume classifications for roads in Dillard. Old Highway 99 South and Brockway Road traverse Dillard, and serve as the main thoroughfares to and from Dillard.

ROAD CONDITIONS

42. Although the central Dillard area has an efficient transportation network, many of the streets in Dillard do not meet County standards and are often hazardous to normal traffic during wet weather conditions.

TRAFFIC CIRCULATION

43. A circulation plan with adequate through access provisions has been developed for all designated residential areas.

CIRCULATION PLAN

44. Within the Dillard UUA, there are six existing roads which are designated as either an Arterial or Minor Collector in the Douglas County Transportation System Plan. These six roads are:

Old Highway 99 South - This route is an Arterial for its full length within the UUA.

Brockway Road - This route is an Arterial for its full length within the UUA.

Kent Creek Road - This route is a Minor Collector for its full length within the UUA.

Hult Avenue - This route is a Minor Collector for its full length within the UUA.

Dyke Road - This route is a Minor Collector for part of its length within the UUA.

Dillard Gardens Road - This route is a Minor Collector for its full length within the UUA.

45. There are no new streets outside of the core area which are proposed for incorporation into this plan.
46. A number of the platted streets in the core area of Dillard, including First Street through Fifth Street, Scott Way and Reston Avenue have rights of way that are 50 feet wide. As properties on both sides of these streets have been divided to the maximum density permitted by the Comprehensive Plan and no further property division is possible, the only means of acquiring the additional right of way needed to meet County standards would be through voluntary dedication, purchase or condemnation by the County.
47. Due to the suburban and rural densities planned for Dillard, the required installation of urban streets as a condition of property division may have the effect of discouraging property division. As a means of facilitating realization of

the Comprehensive Plan for this area, the County should consider relaxation of street improvement standards within the Dillard UUA. Utilization of the County's rural public roadway standards would seem appropriate in this unique setting. For major and minor collector streets, 64 and 40 foot roadbeds should, respectively, be used. For local streets, 36 foot roadbeds and 56 foot rights of way should be considered adequate.

BICYCLE AND PEDESTRIAN TRANSPORTATION

48. There are no improved bikeway facilities within Dillard.

LAND USE AND URBANIZATION

RESIDENTIAL

49. Residential land use within the Dillard UUA includes single-family, multi-family and mobile home development. Residential land use is approximately 14% of the land use pattern in Dillard.
50. "Flag lot" development is an inefficient use of the land base and often adds to the inefficient provision of public facilities, utilities and services, and increases transportation problems.
51. Subdivision development with complete services and paved roads would improve the quality of residential living in the Dillard Urban Unincorporated Area.
52. Areas in Dillard which are recognized for comparatively dense development, but have not received full services, will need some protection from haphazard parcelization which could destroy any opportunity for residential development at the appropriate density.
53. Residential land use in Dillard is characterized by a dense lotting pattern (7,500 square foot lots). Although the area lacks sewer service, much of Dillard does, however, sit on soils which exhibit a high degree of septic suitability. Because of the foregoing, implementation of the "Lot of Record" designation in Dillard should be accomplished through a zoning category appropriate for urban type low density residential.

COMMERCIAL

- 54. Designated commercial areas in the Dillard UUA are anticipated to satisfy Dillard's commercial needs to the year 2030.
- 55. As of 2008, Dillard had ten commercial establishments which are located in a linear manner along Old Highway 99 South.
- 56. Commercial uses in Dillard have increased 10% from 1999 to 2008.

INDUSTRIAL

- 57. Industrial land use is approximately 84% of the land use pattern in Dillard. Fourteen industrial uses are located in Dillard, which occupy approximately 705 acres.
- 58. Dillard has three cluster Industrial sites that are identified in the Douglas County Industrial Sites Inventory. The Sites are identified as Central County Region Clusters 37, 38, and 39.

TABLE 1 - LAND USE ALLOCATIONS AND DEVELOPED ACRES IN THE DILLARD UUA. (2008)

LAND USE DESIGNATIONS	ACRES ALLOCATED	ACRES DEVELOPED
Residential	118	102
Commercial	8	6
Industrial	705	433
Public/Semipublic	10	10
TOTAL	841	551

Douglas County Comprehensive Plan

Page 15-141

POLICIES SPECIFIC TO THE DILLARD URBAN UNINCORPORATED AREA

The goals, policies and policy implementation statements contained in this section apply to the Dillard UUA. These statements have been extracted from the Dillard support document. The Dillard UUA support document should be consulted for more specific information regarding the basis for each particular policy.

PUBLIC FACILITIES

Water System

OBJECTIVE: Promote the continued development of the Winston-Dillard Water District in order to insure a safe and adequate water supply within the designated service area.

POLICIES:

1. Encourage the upgrading of existing water lines to support all existing and future water needs (including fire protection).
2. Prior to a land use application being deemed complete for a Plan Map Amendment on parcels which are to be served by the Winston-Dillard Water District, Douglas County shall receive conformation from the District that water hook-ups for each potential parcel are available.

Sanitary System

OBJECTIVE: To insure development of parcels have provision for septic systems, consistent with the required area needed for septic system's design capability, and at a level necessary to alleviate identified health hazards.

POLICY:

1. Development of existing vacant lots and redevelopment of existing lots shall occur with the required area needed for septic system's design capability and necessary reserve area, until a community sewer system is available. The Suburban-Residential (RS) zone minimum parcel size accommodates the septic system standard.

TRANSPORTATION

OBJECTIVE: To insure traffic movement on Old Highway 99 South (County Road 387), consistent with the areas traffic needs, and at a level necessary to alleviate any traffic hazards.

POLICIES:

1. Transportation services and facilities shall support and be compatible with the land use designations shown on the Comprehensive Plan Map.
2. New access points to Old Highway 99 South (County Road 387) shall be strictly limited and may require closure of existing accesses. Douglas County Public Works Department will permit new access only to provide for safe and orderly traffic movement.
3. The evaluation of all proposed Comprehensive Plan Map amendments should include an assessment of the effect of the amendments on transportation in and through the areas subject to the amendments.

POLICY IMPLEMENTATION:

1. New access points to Old Highway 99 South (County Road 387) shall be compatible with the traffic movement required by industrial uses in the Dillard Urban Unincorporated Area.

LAND USE

General

POLICIES:

1. Lands within the Dillard Urban Unincorporated Area Boundary shall serve as the predominant growth area for regional industrial development.

Residential

POLICIES:

1. Newly created parcels within the Urban Unincorporated Area Boundary shall have a minimum width of 100 feet except where designated as low density residential.
2. Densities within the Dillard Urban Unincorporated Area shall be as specified on the Plan Map: Residential Committed Lot of Record (RS) and Residential Committed (RC2) until community sewer system service or septic system areas are available.

POLICY IMPLEMENTATION:

1. Consider allowing a higher intensity of residential land use in the Dillard Urban Unincorporated Area Boundary when a community sewer system is available.

Commercial

POLICY:

1. Commercial uses requiring or proposing new points of direct access to Old Highway 99 shall provide for safe and orderly traffic movement.

Industrial

POLICIES:

1. Industrial areas shall be located where they can be economically served by major utility lines, such as electric power, water and sewer when available.

PAGE 15-54

URBAN UNINCORPORATED AREA LAND USE INTRODUCTION

Specific sub-area plans have been prepared for each of these areas, with the exception of ~~Dillard and Shady~~. The Gardiner.....

- ... 2) the lands are not "rural lands" because it is not practical to develop rural uses near the types, intensities, and densities of non-resource and non-rural lands already present in ~~Dillard and~~ and Shady;

PAGE 15-55

Note: Because a sub-area plan has not yet been completed for the ~~Dillard or Shady~~ UUA, data for ~~Dillard and Shady~~ is not available in several categories of the following Statistical Abstract.

PAGE 15-57

TABLE 15-15. EXISTING LAND USE (UUA) (in acres).

Land Use Type	Dillard	Gardiner	Glide ¹	Green	Shady	Winchester	
	<u>1993</u> <u>2008</u>	<u>1980</u>	<u>1978</u>	<u>1980</u>	<u>1996</u>	Tri City <u>1979</u>	Bay <u>1980</u>
Residential	<u>75</u> 102	27	115	479	71	595	64
						1,418	
Commercial	6	6	21	21	19	34	25
						127	
Industrial	<u>433</u> <u>687</u>	243	27	111	174	18	13
						1,323	
Public/Service	<u>10</u> <u>12</u>	11	78	53	5.5	105	228
						358.5	
TOTAL	<u>551</u> <u>780</u>	319	289	775	270	946	379
						3,758	

**3. CITIZEN INVOLVEMENT ELEMENT
AND COMPREHENSIVE PLAN
UPDATE**

3. CITIZEN INVOLVEMENT ELEMENT AND COMPREHENSIVE PLAN UPDATE

PURPOSE: Update information on Douglas County's Citizen Involvement Program.

BACKGROUND: Douglas County's Citizen Involvement Program was created in late 1975. Douglas County has one of the most active Citizen Involvement Programs in Oregon. This update verifies that Douglas County complies with the requirements found in Goal 1 of Oregon's Statewide Planning Goals. The program has received a national award for involving citizen's from the National Association of Counties.

AMENDMENT: Update on Citizen Involvement statistics and a new Planning Advisory Areas Map.

DOUGLAS COUNTY COMPREHENSIVE PLAN PAGE 1-2

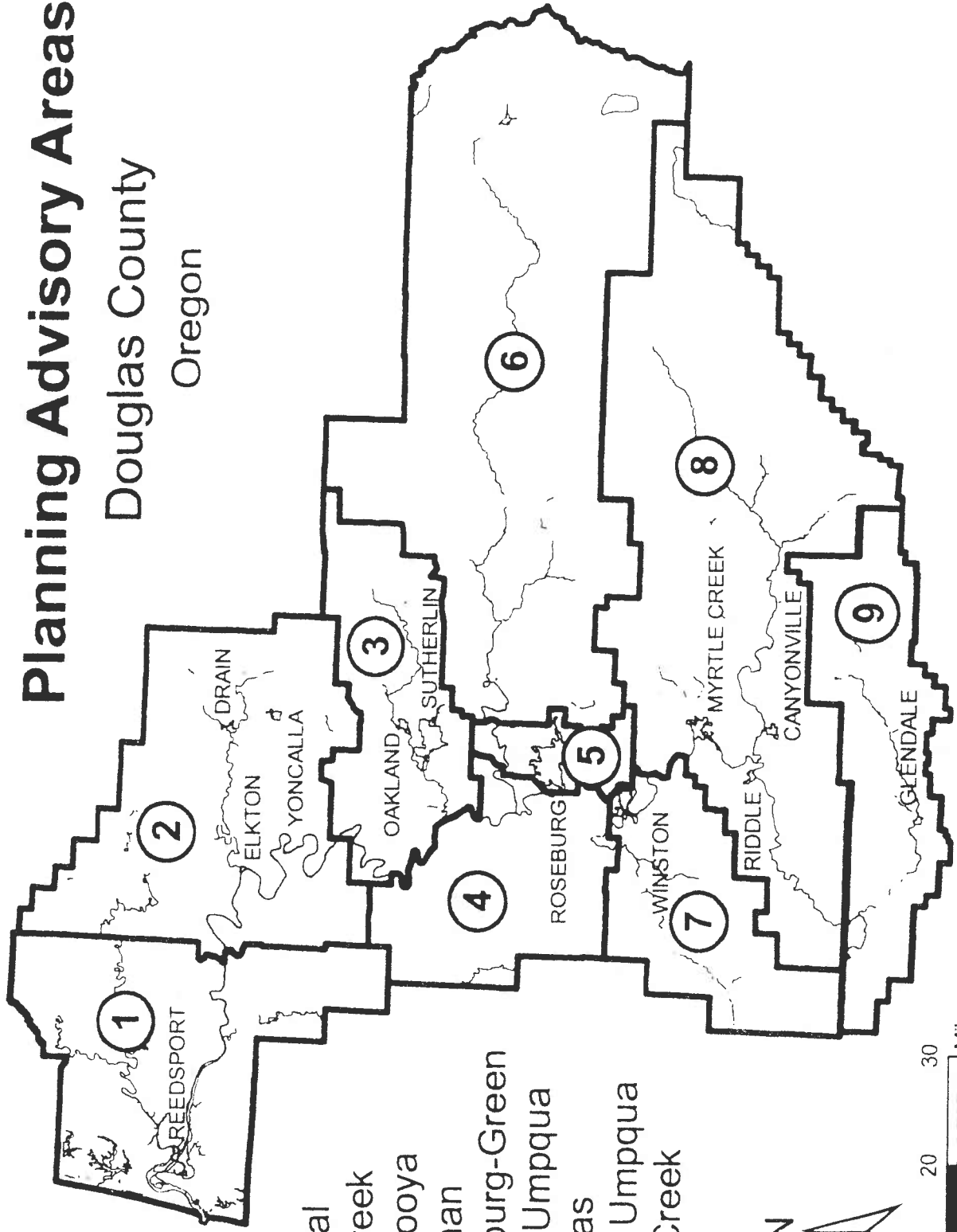
CITIZEN INVOLVEMENT ELEMENT FINDINGS

6. Since 1975, over ~~300~~ 340 citizens have actively participated as members of either the CCI or a PAC. On average, there are 60 Planning Advisory Committee member's serving each year. This average committee membership multiplied by the 33 years that the program has been in place, adds up to 1,980 years of Planning Committee service.

The Planning Advisory Areas Map found on the next page is an electronic replication of the existing Planning Advisory Areas map found on page xi in the Douglas County Comprehensive Plan. The new electronic map is also being adopted as a part of this legislative amendment process. Please see the map on the next page for details.

Planning Advisory Areas

Douglas County
Oregon



1. Coastal
2. Elk Creek
3. Calapooya
4. Callahan
5. Roseburg-Green
6. North Umpqua
7. Douglas
8. South Umpqua
9. Cow Creek



4. Exit 106 Land Use Refinement Plan and
Comprehensive Plan update.

CONTINUED TO APRIL 2009

KEY

Additions and Amendments are identified by both **BOLDING** and
UNDERLINING. Deletions are identified by ~~STRUCKOUT~~ text.

4. EXIT 106 LAND USE REFINEMENT PLAN AND COMPREHENSIVE PLAN UPDATE.

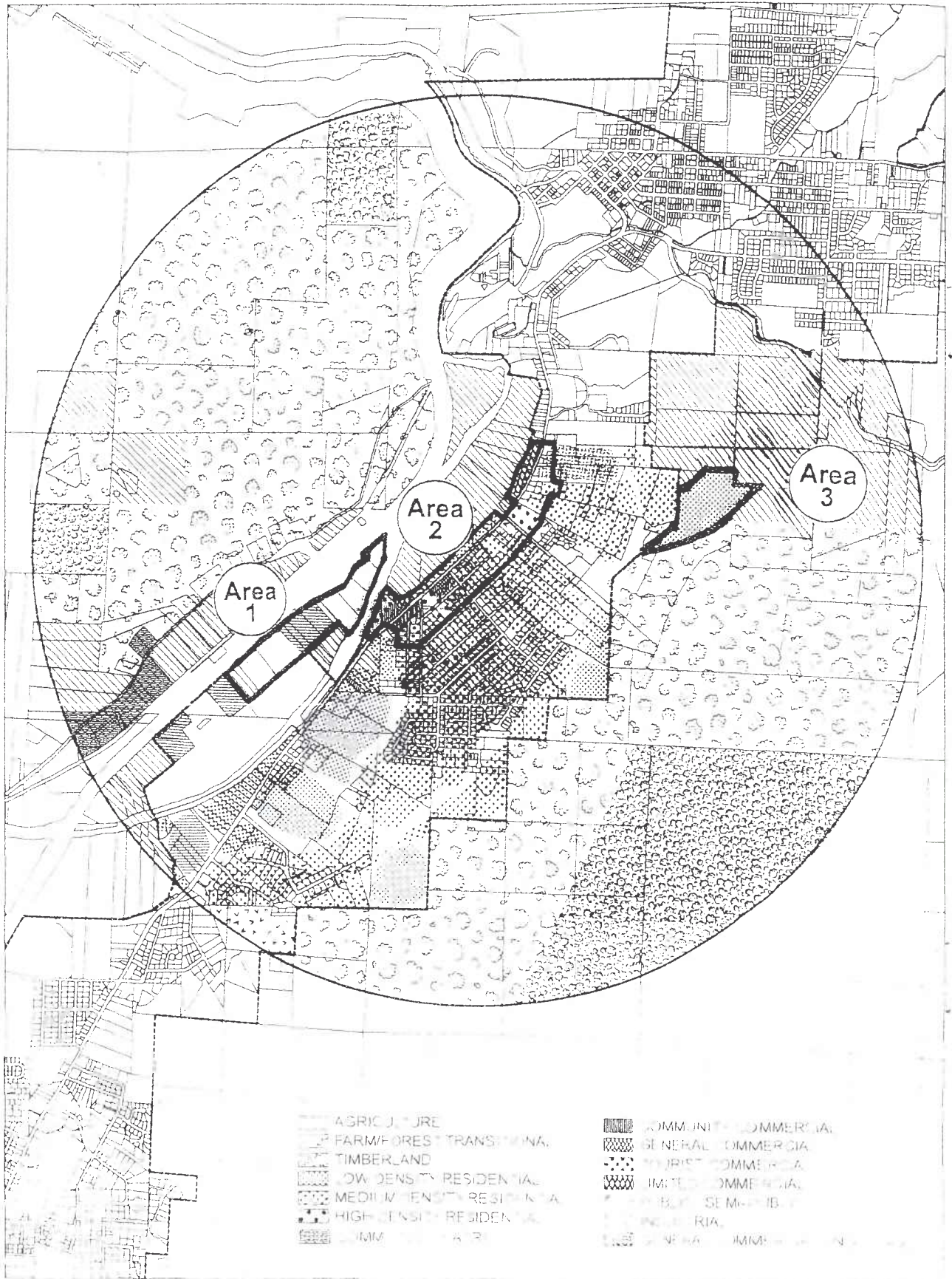
PURPOSE: Update the Douglas County Comprehensive Plan and adopt the Exit 106 Area Land Use Refinement Plan as a support document to the Douglas County Comprehensive Plan. Update the Comprehensive Plan and Zoning maps for a portion of land in Tri City (Myrtle Creek Urban Growth Boundary Sub-Area 2) and expands the Urban Growth Boundary in a manner consistent with the adopted 2007 Buildable Lands Inventory (BLI), the adopted 2006 Interchange Area Management Plan (IAMP) for Interchanges 106, 108, and the Myrtle Creek Transportation System Plan (TSP).

BACKGROUND: A new bridge is being built across the Clatsop River from Exit 106 (Weaver Road) to the Old Clatsop County in the area of Weeks Road in Tri City. Douglas County and use jurisdiction in the Tri City area of the Myrtle Creek Urban Growth Boundary in accordance with the Myrtle Creek/Douglas County Urban Growth Management Agreement (UGMA). The UGMA is the mechanism for coordinated coordination between the City and County on issues pertaining to land use. The City and the County have adopted Coordinated Transportation System Plans for the Clatsop River area, adopted, and an adopted Interchange Area Management Plan (IAMP) for Interchanges 103, 106, and 108. The City also adopted a Buildable Land Inventory and analysis for Tri City (Myrtle Creek Urban Growth Boundary Sub-Area 2) which was adopted in 2007.

AMENDMENT: Through this legislative amendment process, Douglas County is adopting the Exit 106 Area Land Use Refinement Plan as a support document to the Douglas County Comprehensive Plan and is updating the Douglas County Comprehensive Plan and Zoning Maps to be consistent with the Exit 106 Area Land Use Refinement Plan. The proposed Comprehensive Plan and Zoning map changes are attached on the following pages.

CONTINUED TO APRIL 2009

Current Comprehensive PLAN DESIGNATIONS for Tri City Area



Exit 106 Area Map



Exit 106 Area Refinement Plan Policies

Policy 1 Aesthetics - Provide for an aesthetically pleasing corridor along the North Old Pacific from the Wecks Road area to the Myrtle Creek City Limits.

Policy Implementation

1. Apply Design Review Overlay to Commercial Development along North Old Pacific Highway from the Weaver Road Bridge to Myrtle Creek City Limits to promote:
 - Land Use compatibility
 - Address visual impacts
 - Promote safe vehicular access and to
 - Require detailed site plans as part of building development
2. Require landscaping on all new commercial uses from Weaver Road to City Limits to be included in site plan and development unless an administrative variance is authorized.
3. In the corridor limit signs to on site uses or public information signs.

Policy 2 Access Control - Encourage minimizing access along the North Old Pacific Highway.

Policy Implementation

1. For Commercial development require shared access points in the corridor to reduce congestion, provide for safety and enhance area movement on North Old Pacific Highway unless waived due to special siting or access requirements approved in site plan review by the County Public Works Director.
2. Require as provided in the Land Use and Development Ordinance paved access points (driveways and entrances) onto North Old Pacific Highway.

Policy 3 Gateway to Myrtle Creek - Coordinate with Myrtle Creek on creating a gateway to Myrtle Creek.

Policy Implementation

1. Coordinate with the City of Myrtle Creek on Public investment in gateway treatments of the corridor including:
 - Soliciting design concept
 - Search for funding sources
 - Jointly implement City-County Gateway measures , improvements or signage.
2. Encourage new tourist oriented signage for I-5 exit 106 and for the North Old Pacific Highway corridor. Coordinate signage with the Oregon Department of Transportation and the City of Myrtle Creek.
3. Consider a new Gateway to Myrtle Creek brochure/handout to be used for tourist information and for economic development promotion.

Policy 4 Myrtle Creek Urban Growth Boundary Expansion

Policy Implementation

1. Coordinate with Cow Creek Band of the Umpqua Indians to provide urban services to their ownership at Exit 106.
2. Provide for urban services for full utilization of industrial designated properties adjacent to the Myrtle Creek Airport to enhance airport activity and promote economic development consistent with Exit 106 IAMP traffic projections.
3. Coordinate with Myrtle Creek and the Tri City Water and Sewer Authority on infrastructure development for plan implementation.

Policy 5 Economic Development - Myrtle Creek Golf Course connectivity

Policy Implementation

1. Improve visibility, access, and use of Myrtle Creek Golf Course from the new Exit 106 connection.

2. Provide connectivity for north Tri City to south Myrtle Creek for circulation and urban services via expansion of the Myrtle Creek Urban Growth Boundary to enhance economic growth and promote expanded recreational use of the Myrtle Creek Golf Course.
3. Require as part of the development review process, appropriate road dedication with the required nexus to impacts from the development, including circulation and connectivity needs.
4. Promote with the City of Myrtle Creek a mix of housing types and densities within the Myrtle Creek Golf Course and primary access corridor from Tri City.

**5. AGGREGATE AND MINERAL
RESOURCES INVENTORY UPDATE**

5. AGGREGATE AND MINERAL RESOURCES INVENTORY UPDATE

PURPOSE Update Douglas County's Aggregate and Mineral Resources Inventory in Chapter 6 (Natural Features) of the Douglas County Comprehensive Plan

BACKGROUND HY-MT ROCK, LLC went through a Comprehensive Plan Amendment process (Planning Department File 06-030) to add a large-scale site to the Douglas County Aggregate and Mineral Resources Inventory and a Zone Change to apply the Mineral resources Overlay to the 150 acre mining site.

AMENDMENT Douglas County is updating Chapter 6 (Table 6-2) of the Douglas County Comprehensive Plan and is adding the HY-MT ROCK, LLC site as Site Number 353 in the Inventory. The Comprehensive Plan Map is also updated as Site 353 is added to the map.

Douglas County Comprehensive Plan

Chapter 6 Natural Features

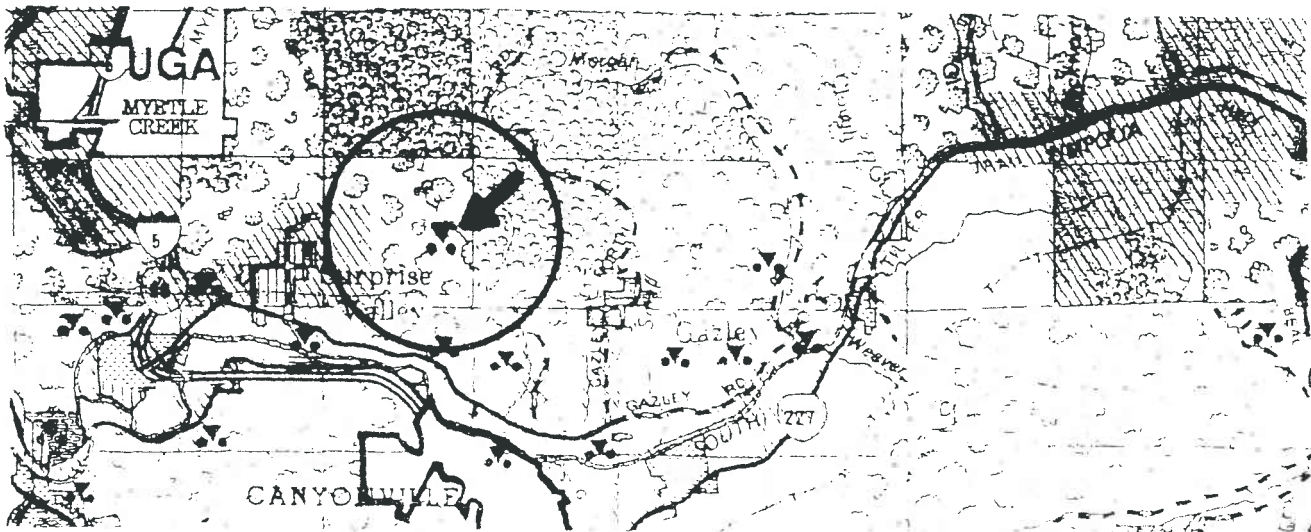
TABLE 6-2.

Page 6-113 and 6-114

Site
Number

352	Sand & Gravel	27-6-9&10	Good	12,000 tons	EFU-C
<u>353</u>	<u>Aggregate</u>	<u>30-5-21A</u>	<u>Good</u>	<u>92 million tons</u>	<u>EFU-G and FF</u>

Douglas County Comprehensive Plan Map - Page 17



**6. DOUGLAS COUNTY COMMUNITY
WILDFIRE PROTECTION PLAN
UPDATE**

6. DOUGLAS COUNTY COMMUNITY WILDFIRE PROTECTION PLAN UPDATE. (CWPP)

PURPOSE: The Douglas County Community Wildfire Protection Plan was written at the request of the Douglas County Board of Commissioners in an effort to protect citizens in Douglas County from the threat of wildfire.

BACKGROUND: In the summer of 2004, the Douglas County Board of County Commissioners directed the County Planning Department to work with state and federal agencies, fire protection agencies and the County Emergency Manager to develop Community Wildfire Protection Plan for Douglas County's at-risk communities, which are consistent with the Healthy Forest Restoration Act of 2003. This countywide effort was initiated to reduce wildfire risk to citizens, improve forest health, and quality of life within Douglas County.

In June 2008, the United States Department of the Interior, Bureau of Land Management (BLM), Glendale Resource Area requested a change to Douglas County's CWPP. The BLM requested a boundary change for the Cow Creek CWPP. The BLM requested the boundary be increased to the Hydrologic Unit Code (HUC) 6 boundary size.

AMENDMENT: Douglas County is amending the Cow Creek CWPP boundary to be consistent with the request from the BLM making the boundary equal to the HUC Region 6 boundary. This amendment will add approximately 19,000 acres to the boundary. This change is consistent with OBJECTIVE F - Policy (4.) on page 2-16 of the Douglas County Comprehensive plan.

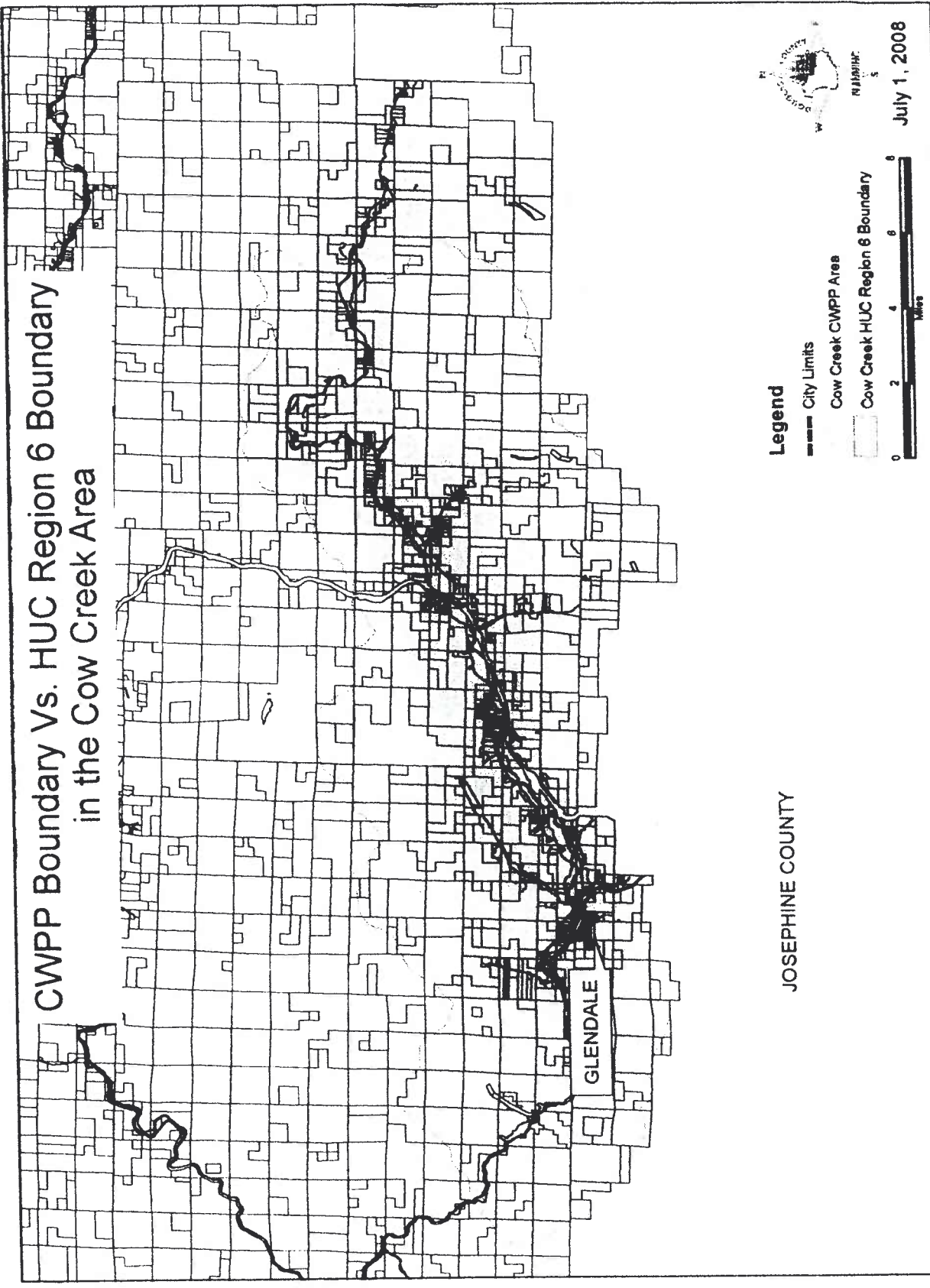
FINDINGS:
Page 2-6

52. Douglas County has adopted thirty approved Community Wildfire Protection Plans (CWPP) in rural communities and rural areas in all nine Planning

Advisory Areas of the County. Each CWPP was approved and adopted by Douglas County, The Fire District(s) serving the CWPP area, Douglas Forest Protective Association, and the US Forest Service (for communities within Forest Service lands), **and the United States Department of the Interior, Bureau of Land Management.**

The Douglas County Community Wildfire Protection Plan will use the HUC 6 boundary shown on the attached map, as the boundary for the Cow Creek CWPP.

CWPP Boundary Vs. HUC Region 6 Boundary in the Cow Creek Area



Legend

- City Limits
- Cow Creek CWPP Area
- Cow Creek HUC Region 6 Boundary

0 2 4 6 Miles

JOSEPHINE COUNTY
NJ 11/11/08
S
July 1, 2008

JOSEPHINE COUNTY

7. ECONOMIC ELEMENT UPDATE

7. ECONOMIC ELEMENT UPDATE

PURPOSE: Update the Economic Element of the County's Comprehensive Plan which was last updated in 1985.

BACKGROUND: The Economic Element is significant in relation to the County's Comprehensive Plan because land and its resources together with labor and capital are the fundamental forces that fuel the economy. The way in which these are used determines the long-term health and well-being of the County's economy. Oregon Statewide Planning Goal 9 requires consideration of the economy by all cities and counties in the development of their comprehensive plans. The overall purpose of Goal 9 is to diversify and improve the local economy and ultimately the economy of the State.

AMENDMENT: Through this legislative amendment process, Douglas County is updating its Economic Element and Chapter 11 (Economic) of the Douglas County Comprehensive Plan.

Douglas County Comprehensive Plan
Pages 11-1 to 11-16

ECONOMIC

INTRODUCTORY SUMMARY

OREGON STATEWIDE PLANNING GOAL 9

Oregon Statewide Planning Goal 9 requires consideration of the economy by all cities and counties in the development of their comprehensive plans. The overall purpose of Goal 9 is to diversify and improve the local economy and ultimately the economy of the State. In addressing Goal 9, local jurisdictions are made aware of their region's economic problems and are then required to initiate actions, where possible, directed at resolving those problems.

GOAL 9

OAR 660-015-0000(9) - "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens."

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.

Comprehensive plans for urban areas shall:

1. Include an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends;
2. Contain policies concerning the economic development opportunities in the community;
3. Provide for at least an adequate supply of sites of suitable sizes, types, locations, and service levels for a variety of industrial and commercial uses consistent with plan policies;
4. Limit uses on or near sites zoned for specific industrial and commercial uses to those which are compatible with proposed uses.

In accordance with ORS 197.180 and Goal 2, state agencies that issue permits affecting land use shall identify in their coordination programs how they will coordinate permit issuance with other state agencies, cities and counties.

GUIDELINES

A. PLANNING

1. A principal determinant in planning for major industrial and commercial developments should be the comparative advantage of the region within which the developments would be located. Comparative advantage industries are those economic activities which represent the most efficient use of resources, relative to other geographic areas.
2. The economic development projections and the comprehensive plan which is drawn from the projections should take into account the availability of the necessary natural resources to support the expanded industrial development and associated populations. The plan should also take into account the social, environmental, energy, and economic impacts upon the resident population.
3. Plans should designate the type and level of public facilities and services appropriate to support the degree of economic development being proposed.
4. Plans should strongly emphasize the expansion of and increased productivity from existing industries and firms as a means to strengthen local and regional economic development.
5. Plans directed toward diversification and improvement of the economy of the planning area should consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

B. IMPLEMENTATION

1. Plans should take into account methods and devices for overcoming certain regional conditions and deficiencies for implementing this goal, including but not limited to
 - (1) tax incentives and disincentives;
 - (2) land use controls and ordinances;
 - (3) preferential assessments;

- (4) capital improvement programming; and
- (5) fee and less-than-fee acquisition techniques.

- 2. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those private and governmental bodies which operate in the planning area and have interests in carrying out this goal and in supporting and coordinating regional and local economic plans and programs.

These criteria are addressed in this "Economic Element" update (September 2008), in Douglas County's Industrial Sites Inventories, in the State of Oregon Industrial Site Certifications for sites in Douglas County, in Douglas County's Commercial Lands Inventories and in the Land Use and Development Ordinance for Douglas County. The adopted findings, policies and supporting document of the Economic Element describes the County's economy as it relates to local, state, and national trends. Policies of the Element address economic opportunities present in the County. Douglas County's Industrial Sites Inventories, the State of Oregon Industrial Site Certifications for sites in Douglas County, and Douglas County's Commercial Lands Inventories identify a supply of available industrial and commercial sites. The Land Use and Development Ordinance for Douglas County and the County's Zoning Atlas provide for protection from incompatible uses near specific designated commercial and industrial sites.

The Economic Element together with the Commercial and Industrial Sites Inventories, the Douglas County Zoning Atlas, the Land Use and Development Ordinance and the Douglas County Comprehensive Plan fulfill the requirements of ORS 197.712.

WHAT IS INCLUDED IN THE ECONOMIC ELEMENT?

The Economic Element is a part of the Douglas County Comprehensive Plan. It is designed to both meet the needs of Douglas County residents and to address the Statewide Planning Goal 9 - Economic Development.

The following are the three parts to this Economic Element.

1.) DESCRIPTION OF DOUGLAS COUNTY'S ECONOMY

The first part of this element describes Douglas County's economy, and compares it to state and national trends. The description includes Douglas County's unique economic environment and location. The description leads to the identification of specific issues or problems that are currently affecting our economy or may affect our economy in the future.

2.) FINDINGS FOR THE COMPREHENSIVE PLAN

Economic qualities, information, issues, opportunities, and problems facing the County are summarized and presented as a series of statements.

3.) POLICIES FOR THE COMPREHENSIVE PLAN

Policies are presented which define the County's Public Policy on economic issues and indicate a course of action that is intended to help the local economy. Economic polices directly affect land use (i.e. commercial and industrial lands) and are also written into the Douglas County Comprehensive Plan.

DESCRIPTION OF DOUGLAS COUNTY'S ECONOMY

This Economic Element begins by describing the Basic and Non-basic Industries of the County. It continues with an analysis of and a discussion about other Economic Indicators including the County's Population and Labor Force. Finally, Industrial Lands are described as growth opportunities for the economy.

BASIC SECTOR INDUSTRIES IN DOUGLAS COUNTY

LUMBER AND WOOD PRODUCTS INDUSTRY

"In 2007, over 25% of the work force worked in the Lumber and Wood Products Industry".

Dominating Douglas County's economy is the lumber and wood products industry which employs over 25 percent of the work force. The lumber and wood products industry is the main engine of Douglas County's economy. Douglas County is one of the leading suppliers of timber in the state. Fir, pine, and hemlock forests cover 81 percent (4,120 square miles) of the County's mountains, hills and valleys. This area is roughly equal to that of

the state of Connecticut. County forested lands contain a greater amount of timber than that found in 44 of the 50 states. The largest stands of old growth timber in the world are located in the Umpqua Valley. The County, Oregon, and the Nation depend on these forests for jobs and building materials.

The majority of forested and commercial timber lands in Douglas County are publicly owned. The Bureau of Land Management (BLM) and the U.S. Forest Service manage 63 percent of the County's commercial sawtimber (timber suitable for cutting into lumber). Private timber companies account for 30 percent of the commercial sawtimber inventory in the County. The remaining commercial sawtimber (seven percent) is owned by the State of Oregon and numerous small woodlot owners.

The County's vast Douglas fir, pine, and hemlock forests are the backbone of the local lumber and wood products industry. Processing of lumber and specialty wood products are a basic part of the County's economy. The lumber and wood products industry employs more workers, produces a greater payroll, and supports a greater number of businesses than any other single industry in the County. Most of the Industry's products are exported to markets in the United States, Europe, Asia, and Latin America. This draws income to the County and sustains industry workers, as well as many of the County's other businesses.

Roseburg Forest Products, located in Douglas County, employs roughly 3,100 people. Of the approximately 100 Oregon manufacturers employing 250-499 people, several are located in Douglas County: All Native Hardwoods, C&D Lumber, D. R. Johnson Lumber, Douglas County Forest Products, Glide Lumber, Herbert Lumber, Keller Lumber, Murphy Plywood, Nordic Veneer, Sun Studs, and the Swanson Group. These companies typically have sales over \$5 million, and all are lumber and wood products related.

Both Roseburg Forest Products and D.R. Johnson Lumber rank within the State's top 100 largest, privately-held companies in terms of revenue. Roseburg Forest Products is the number one, privately-held revenue producer in the State.

When taking into account all other parts of the economy that operate in conjunction with, or because of the lumber and wood products industry, nearly 70 percent of the County's economy is dependent on this basic industry.

AGRICULTURE

"In 2007, agricultural sales in Douglas County totaled \$ 81 million".

Agriculture has always been an important part of Douglas County's economy. Hillside pastures and cultivated valleys of the Umpqua support cattle and sheep ranching, hay and grain production, and orchard and vegetable farming. Grazing activities occupy nine percent of the County's land area. Orchards, grains, and row crops are grown on another two percent. Douglas County is the second leading sheep producer in Oregon, and is the leading cattle producer in western Oregon. Overall livestock and field crops remain the most important agricultural products in the County's economy. Livestock sold in Douglas County in 2006 grossed \$23.2 million. The gross income for sheep in Douglas County was 2.29 million dollars and 20.9 million dollars for cattle. The market for agricultural products fluctuates considerably resulting in wide variations in market prices received for locally grown products. County agricultural production (based on gross farm sales) accounts for approximately two percent of the total state output.

The first pioneers settling in Douglas County were predominantly ranchers and farmers. Trails and crude wagon roads were their only routes to market. Their primary products were cattle that could be driven to market, and grains or cured meats that could be sacked and hauled by pack animal or wagon.

The orchard industry blossomed in the 1890's. Prune, apple, and pear orchards were planted in the valley bottoms. Initially, fruit was sold fresh in nearby areas. Later, many orchardists constructed their own fruit driers, as did enterprising shippers. Prunes, the major crop, were dried, sacked and shipped in bulk. Douglas County was a major supplier of dried prunes to regional, national and international markets until the mid 1930's.

Today, wine grapes are the largest fruit crop in Douglas County. Wine grapes have quadrupled in the State since 1989. The soil and gentle climate of the interior Umpqua Valley help to produce some of the finest wine grapes in Oregon. In 1965 the first commercial vineyard in Oregon, Hillcrest Vineyard, was planted west of Roseburg. Many other vineyards have since been planted in the interior valley. Nine local wineries, including Abacela Winery, Champagne Creek Cellars, De Nino Umpqua River Estate Winery, Girardet Wine Cellar, Henry Estate Winery, Hillcrest Vineyard, La Garza Cellars & Gourmet Kitchen Winery, Melrose Vineyards , and Reustle Vineyards and Winery, produce award winning varietal wines. Each winery has a tasting room that is open to the public. As of 2008, there were sixteen wineries in Douglas County.

TOURISM

Tourism brings wealth to the County from visitors who vacation in Douglas County and from visitors who are "just passing through" on the major highways. Millions of dollars are brought to and spent in Douglas County each year. It is estimated that visitors spend over \$40 million dollars each year in Douglas County. Tourism plays a significant role in the coastal economy and tourism is increasing each year. Tourism has economic potential in Douglas County because of its clean air, clean water, and the preponderance of natural, scenic and unspoiled settings. The Cow Creek Band of the Umpqua Tribe of Indians own and operate the Seven Feathers Casino in Canyonville, which is also a major tourist attraction.

Interstate-5 stretches across Douglas County for 100 miles, north to south through the center of Douglas County. This is nearly one-third of I-5's total mileage in the State. I-5 and its connecting routes (State Highways 38, 42 and 138; and, County Road 1) provide ample access and exposure to the Umpqua Valley's tourist areas. Destination points such as the Oregon Dunes National Recreation Area, Salmon Harbor, Wildlife Safari, Crater Lake National Park, and the many points in between, are natural attractions for tourists. Tourism in the State of Oregon is considered the third largest industry. It is a growing industry in the Umpqua Valley.

COMMERCIAL FISHERIES

The fishing industry of coastal Douglas County has always played an important role in the local economy. A recent decline in the fishing industry, due to government regulations has resulted in a decrease of coastal tourism. The closure of nearly all ocean salmon fishing in 2008, is the biggest hit to Oregon's coastal fishing in at least 15 years. Salmon are largely off limits for charter operators, and for sport anglers who bring their boats to the coast by the thousands, pumping millions into local businesses, from motels to taverns to tackle shops. All told, the state projects \$22 million in losses to businesses that support recreational fishing, most in coastal towns like Winchester Bay. And that's on top of the statewide \$23 million in projected commercial fishing losses.

AGGREGATE AND MINERAL PRODUCTION

"Mining employs about one percent of the County's wage and salary workers."

Aggregate and mineral production are a major basic industry in Douglas County due to the Interstate 5 highway corridor running north to south in central Douglas County, as well as the east west highway system. Mining employs about one percent of the County's wage and salary workers.

Minerals of the Umpqua Valley are abundant and provide ample amounts of ore and building materials. The abundance of minerals is due primarily to the close proximity and convergence of the four geologic provinces within the County. Mining and mineral processing provide a number of job opportunities for the people of Douglas County.

Gold was the first important mineral found in the Umpqua Valley. Its discovery in southern Oregon in 1852 drew newly settled pioneers away from their land claims. The prospect of gold encouraged men to push deep into the valleys of the Umpqua. Gold was at first panned from streams; later it was blasted from placer deposits with high pressure jets of water. Placer mining exposed gold-bearing gravel which was then washed into sluice boxes and trapped. Amateur gold miners still search gravels for nuggets and dust in Cow Creek and other small streams.

Hard rock mining of silver, copper, mercury and nickel have also been important to the County's economy. Depending upon the world ferronickel market, nickel mining and smelting have played a role in industrial employment in Douglas County.

Sand and gravel is dredged or scooped from major rivers and streams in the Umpqua Valley. The most important deposits are located in the central valley. A continuing supply of sand and gravel is necessary to accommodate present and future construction demands.

The Klamath Mountains geologic province underlies the south central portion of the County. Of the four provinces it possesses the greatest variety of minerals including chromite, copper, gold, nickel, platinum, silver and zinc.

Other industrial and nonmetallic ores such as asbestos, barite, building stone, clay, crushed rock, gravel, limestone, mica, olivine, sand, semiprecious gemstones, and talc are tucked in the folds of the Klamath Mountains Province. However, not all of these ores are currently mined. The relatively low market price of refined metals is the factor most limiting to production.

From the mid 1950's, the Hanna Nickel Company operated a mine and smelter capable of producing over 12,500 tons of ferronickel annually. This nickel operation, located in Riddle, was a major employer in southern Douglas County. Hanna closed its operations in 1986, due to unfavorable world market conditions. In 1989, the Glenbrook Nickel Company was formed to rebuild the nickel smelter. The Glenbrook Nickel Company continued operating for an additional ten years closing its operations in April 1998. Use of low-grade stockpile of coarse ore or importing high-grade ore from the South Pacific are options for future operations. Business choices and the world nickel market will be major factors in any decisions to reactivate mining.

The Coast Range Province has a lesser variety of minerals but has been important in mercury mining. Douglas County leads Oregon in the total amount of mercury mined. The most abundant deposits of mercury ore are

found along the eastern edge of the Coast Range Province near Sutherlin. The Bonanza mine, closed in 1961, was the most productive in the state and produced about 97 percent of the total mercury output in the County.

The Coast Range Province also yields small amounts of sandstone and gold. However, sand and gravel, dredged from the Lower Umpqua River, is now the most valued mineral in the Province.

The Western Cascades Province possesses a few deposits of antimony, cinnabar, copper, gold, silica, and silver. The mineral of greatest economic importance in the province has been silica, due to its use in the production of ferronickel. Quartz Mountain is the principal source of silica.

The High Cascade Province contains the least variety of important minerals. Volcanic minerals are prominent in the High Cascades and are used mainly for road construction.

NON-BASIC INDUSTRIES IN DOUGLAS COUNTY:

TRADE AND SERVICE INDUSTRIES

This sector is one of increasing importance in all economies since the demand for goods and services is increasing rapidly with the rise in the standard of living. It is also the sector that sells to or provides services to tourists. Trade and service industries are centered in Roseburg with secondary centers in the smaller cities. Roseburg's trade area encompasses a buying population of about 60,000 people. The retail trade sector employs the second largest number of workers, produces the third largest annual payroll, and fosters the greatest number of businesses in Douglas County. The Services Industry is the third greatest employer and fosters the second largest number of businesses in the County. Retail trade and service businesses benefit a large hinterland and provide direct support to the tourist industry.

CONSTRUCTION INDUSTRY

"In 2005, the average home sales price was approximately \$195,000 in the Umpqua Valley".

Not unlike other parts of the nation, housing construction in Douglas County is strongly influenced by population trends, national money markets, and

prevailing interest rates. Other local conditions such as the increasing use of manufactured housing also has an effect in the construction industry. In 2000, there were 43,284 dwellings in the Umpqua Valley. Homes built between 1990 and 2000 make up 11.5 percent of that total. A major increase in local housing construction occurred between 1950 and 1960. This corresponds to the post World War II boom in the lumber and wood products industry. About 71.7 percent of the dwellings in Douglas County were occupied by owners in 2000. Renters resided in 28 percent of the dwellings. The vacancy rate was about 7.6 percent.

Over 50 percent of all dwellings in the Umpqua Valley are located outside of cities. A majority of the County's future housing, however, is expected to be built in urbanized areas. An additional 19,378 dwellings will be needed from 2001 to the year 2020 to house Douglas County's projected population.

A wide range of housing opportunity exists in Douglas County. The sale and rental markets offer a choice of housing ranging from antique cottages to new mansions. In 2002, the average selling price of a single family home in the Umpqua Valley was estimated at \$104,800 with the national average being \$156, 200.

TRANSPORTATION

The employment levels in this sector have been relatively stable in comparison to other services. Future employment should keep pace with population increases; although, losses in basic employment adversely affect this sector. Douglas County has a fine network of public highways and roads. This road system is maintained by federal, state and local governments. Roads reach into the deep forests, to the beaches, and to communities and regions beyond the Umpqua Valley. Roads parallel the rivers and streams in narrow valleys and branch out in the wide interior valleys.

The heaviest traveled routes are Interstate-5 and the state highways. Interstate-5, part of the nationwide interstate freeway system, runs north and south through the Umpqua Valley's interior. In 2002, the average daily traffic on I-5 at Mile Post 129.75 was 31, 532. Interstate-5 runs the full length of the West Coast from Canada to Mexico. It is a four lane, high-speed route

through Douglas County. By freeway, Portland is a 3.5 hour trip from the center of Douglas County. Seattle is a comfortable seven hour ride from Roseburg and San Francisco is about nine hours away.

State Highway 38 and 138 run from the ocean beaches to the 7,000 foot elevation at the Umpqua Valley's eastern divide which are entirely within Douglas County. Other State highways parallel the Interstate or the east-west route. Running parallel to the coast, U.S. Highway 101 goes north and south through Gardiner, Reedsport, and Winchester Bay.

Intersecting the Interstate and State Highways are paved County roads. Douglas County has one of the finest county road systems in Oregon. Many of the roads were constructed to haul logs from the mountains to the mill. County roads access thousands of acres of forested federal and state lands open to the public. The roads also provide

comfortable access to rural communities throughout the County. Revenues derived from federal timber lands have helped pay for much of the County road system.

Bus Service to the major cities of Douglas County are served by Greyhound Bus Line providing both express and local service four times a day to cities north and south.

Umpqua Transit serves Central Douglas County (Oakland, Roseburg, Sutherlin, Winston, and Umpqua Community College) weekdays.

Air Service is via two airports in Douglas County. Neither are serviced by commercial air carriers at this time. Connections for commercial flights are made in Eugene, Medford, and North Bend. The Roseburg Regional Airport is the most central. It is a general use airfield with a fixed base operator, major repair facilities, fuels, charter service and plane rentals. The 4,600 foot paved runway is lighted and has instrument landing facilities. About 120 aircraft are based at the airport.

Myrtle Creek Municipal Airport is located along Interstate-5 about in Myrtle Creek. The paved runway spans 2,600 feet. About 22 aircraft are based at the site; hangars are available.

There are numerous other landing strips in the Umpqua Valley. These private strips are near Dillard, Roseburg, Wilbur, and Yoncalla. At the eastern edge of the County is the Toketee Airstrip which is located on U.S. Forest Service land.

Rail Transportation is provided via the Central Oregon & Pacific Railroad (CORP). The Central Oregon & Pacific Railroad operates a total of 448 miles in southwestern Oregon and northern California, and is headquartered in Roseburg, OR, with crew points at Medford, Roseburg, Eugene and Coos Bay, OR. The railroad also owns and operates a locomotive repair facility in Eugene, OR.

The Central Oregon & Pacific Railroad operates seven days a week, providing service to over 70 customers at more than 100 locations. Forest products of all types are the major commodities handled by the railroad. From its conception, the Central Oregon & Pacific Railroad's goal has been to provide a flexibility of service that is necessary to enhance its customers' business success.

The Central Oregon & Pacific Railroad interchanges freight with Union Pacific Railroad at Eugene and Springfield Jct., OR, and Black Butte, CA; the White City Terminal Railway at White City, OR; and the Yreka Western Railroad at Montague, CA.

Water Transportation is also available on the lower 27 miles of the Umpqua River where the water is commercially navigable. The Port of Umpqua ships the third largest tonnage of all Oregon Coast ports. Most of the tonnage is sand and gravel. Port facilities include Salmon Harbor at Winchester Bay and docking facilities at Reedsport, Gardiner, and Bolon Island. Salmon Harbor is an excellent small-boat basin consisting of public docks, commercial docks, and small-boat repair and service facilities. Salmon Harbor's new state of the art marine fuel dock is located in the west boat basin and on the recently constructed Port Dock. The sheltered harbor is situated within two miles of the mouth of the Umpqua River.

UTILITIES

Electrical power in the Douglas County is provided by Central Lincoln Peoples Utility District, Douglas Electric Co-Operative Incorporated, and Pacific Power and Light.

Telephone service is provided to the most remote communities of the Umpqua Valley. Aerial and underground service can be obtained from five telephone companies. These companies are AT&T, Cascade Utilities, Century Tel, Frontier-A Citizens Communications, and Qwest.

A major natural gas line runs north and south through the interior valley of Douglas County. The Northwest Pipeline Corporation operates the ten-inch line. The Avista Company services nine of twelve cities in the Umpqua Valley.

All of the cities and many of the unincorporated communities have public water systems. All cities and five unincorporated communities are served by municipal or special district sewer systems.

COMMUNICATION

Citizens of the Umpqua Valley are kept informed by local and regional newspapers, radio stations, and television stations. Six newspapers are printed in the Umpqua Valley. The News Review goes to press six days a week. The six newspapers are the Beacon, Glide Weekly, North County Newspaper, Roseburg News Review, Umpqua Free Press, and the Umpqua Post. Several regional newspapers are available in newsstands on a daily basis. One of these, the Oregonian, is also delivered "to the door" in many parts of the County. Newspapers available in news stands are the Eugene Register Guard, the Grants Pass Courier, the Oregonian (Portland), U.S.A. Today, the Wall Street Journal, the Coos Bay World.

Local radio stations broadcast to all parts of the Umpqua Valley; six are located in the central valley, and one transmits from Reedsport on the coast. A public radio station broadcasts from Ashland and is retransmitted to the central valley. Stations KDUN (AM), KGRV, KPNW, KQEN, KRNR, KRSB (FM), KSOR (FM), KTBR (AM), KAVJ (FM), KKMXX (FM) are available in Douglas County.

There are three television stations (KEZI #9, KPIC (CBS) #4, KMTR (NBC) #46) currently broadcasting within Douglas County. Several other television stations can be received, by antenna or cable, in various parts of the County. Those other stations would include: KOBI (NBC) in Medford, KCBY (CBS) in Coos Bay, KVAL (CBS) in Eugene, KMTX News Source 16 in Springfield, and KSYS (PBS) in Medford.

Cable television is available in eight cities and three unincorporated urban areas. Regular television programming from west coast stations and, at an additional fee, Home Box Office, Showtime, and the Movie Channel are available from Charter Cable Company.

GOVERNMENT

Government employment in Douglas County has increased less than one percent over the past decade. The Umpqua Valley contains one county government and twelve incorporated cities. Douglas County was established in 1852 and operates under the Oregon Constitution and the laws of the State. The County is governed by three commissioners who are elected at large and serve four-year terms. The twelve cities in Douglas County operate under a variety of governmental forms depending on city size and complexity. Populations of the cities range from about 147 in Elkton to nearly 20,017 in Roseburg. The twelve cities are Canyonville, Drain, Elkton, Glendale, Myrtle Creek, Oakland, Reedsport, Riddle, Roseburg, Sutherlin, Winston, and Yoncalla.

The Cow Creek Band of the Umpqua Tribe of Indians are also a government entity within Douglas County.

Another local governing body is the Port of Umpqua which encourages development along the lower reaches of the Umpqua River. The Port of Umpqua owns land along the river for industrial development, ship repair facilities, docking, and dredge spoil deposits. The Port of Umpqua promotes the shipping and exporting of raw materials and manufactured goods and also fosters tourism in and around the Lower Umpqua River. The Port has industrial revenue bonding authority and is governed by elected Commissioners.

Douglas County operated on a \$86 million annual budget during fiscal year (FY) 2000-01. Revenue is received from a variety of sources. Major County expenditures include public services, safety, road systems, and health services.

In FY 2000-01, Douglas County received over 33 percent of its total revenue from timber receipts. Timber revenue is derived through the sale and harvesting of trees located on former Oregon and California (O&C) railroad lands and on National Forest lands. The O&C lands were granted to the Oregon and California Railway Company in the mid-1860's. The lands were revested to the federal government and are now managed by the Bureau of Land Management. A portion of the timber revenue from these lands is paid to the County. Lands in the National Forest also produce income for Douglas County. Historically, the O&C revenues and the revenues from National Forest lands form a major portion of the County's budget. However, O&C and Forest Service replacement funds, commonly referred to as "safety net" were instituted in November 2001 in response to changes in federal forest management practices. The revenues are allocated for road construction and maintenance, general County operations, and for schools. The County also receives grants for special projects.

The majority of County expenses are for road maintenance and engineering, and for general operations. In FY 2000-01, 75 percent of the County's share of these revenues is retained by the County for maintenance and construction of roads and 25 percent is allocated to the various schools within the County.

Oregon Law requires the County to tax all privately owned real property (e.g., land, buildings, manufactured structures, and fixed machinery and equipment) and personal property used in a business. There is no property tax on household furnishings, personal belongings and automobiles, crops, orchards, or business inventories. Tax rates in Douglas County range from \$6 to \$19 per \$1,000 of taxable assessed value. Multiple city, school, fire and special districts cause the rates to vary throughout the County. Measure 50 (established in 1997-98) places a three percent limitation on the annual increase of a properties Assessed Value, with the exception of new construction and/or changed property. Douglas County receives about six percent of its revenue from property taxes.

Neither the State of Oregon nor the County has a Business Inventory Tax; or Sales Tax.

Corporate and personal incomes are taxed at a relatively low rate. The Oregon Corporation Tax rate is 6.6 percent on net Oregon income. The Oregon Personal Income Tax rate ranges from five to nine percent of personal and non-corporate income.

ECONOMIC INDICATORS

Economic indicators often used to describe an economy are Population and Labor Force.

POPULATION

"In 2007, approximately 103,000 people lived in Douglas County".

Historically, people have lived in the Umpqua Valley as natural resources and jobs were available. They lived near their place of employment thus creating many small rural communities. Now, recreational opportunities and other amenities are adding to the reasons for residing in the Umpqua Valley.

The rural population in Douglas County is now dispersed over the countryside on small acreages. Douglas County is a relaxed place to live, but is also comfortably close to metropolitan areas with a faster pace of life.

The number of people living in Douglas County increased from 94,649 in 1990 to 100,399 in 2000, an increase of 6.1 percent for the decade. By comparison, Oregon's population increased 20 percent over the same period. Low population growth in the 1980's can be attributed to the recession of 1980-1983. The projected Douglas County population for the year 2020 is anticipated to be 145,348. Residents of the Umpqua Valley are distributed unevenly. Unlike most Oregon counties, over 50 percent of Douglas County's population resides outside incorporated cities. The densest populations for combined urban and rural residents occur in the central valley from the areas of Riddle to Roseburg to Sutherlin. The least populated areas are in eastern and parts of northwestern Douglas County. It is estimated that the coastal area of the Umpqua Valley will have a slight population increase between the years 1990 and 2010. The northern part of the County is projected to incur the least percent increase for the same number of years. The central and southern areas are expected to experience a population increase of between one and two percent annually.

In 2000, there were 39,821 households in Douglas County with an average of 2.5 people in each. The average household income in Douglas County was \$33,223. The average household income for Oregon during the same period was \$40,916.

LABOR FORCE

"In 2007, employment in Douglas County totaled 47,689".

The lumber and wood products industry dominates Douglas County's economy with 26 percent of the total employment. From 2006 to 2016, employment in Douglas County is expected to add 4,957 new jobs, for a growth rate of about 12%. Growth in the farming, forestry, and fishing is anticipated to be the slowest category of job growth.

Another important point to consider is that the trade and services sector in Douglas County is relatively undeveloped when compared with the state. Although recent improvements have been made, Douglas County employment in trade and services has historically lagged behind statewide employment in this sector. This situation has, in the past, caused a considerable amount of consumer dollars to be spent in adjacent counties.

Unemployment in Douglas County is consistently higher than state and federal unemployment by several percentage points. However the overall unemployment rate has been several percentage points lower than in years prior to 1994. A large amount of this unemployment is caused by seasonality in the forest products, fisheries, tourist and agricultural industries, all of which have their lowest employment during the winter. Each winter the unemployment rate increases, reaching a peak in January. In the spring, employment opportunities cause the unemployment rate to decline. The rate decline continues until fall when it begins to rise again.

INDUSTRIAL DIVERSIFICATION

EMPLOYMENT

"The medium household income in Douglas County is \$33,233.00".

Industrial diversification literally means to increase the variety and types of products or services produced in the basic sector of an economy. Diversification can be attained by either expanding the processing capability of existing industry or by attracting new industry. The need to diversify is founded

on the County's dependence on the declining forest products industry and on chronic and severe unemployment. Prospects for reductions in the available timber supply, both from public and private industry lands and the resulting socioeconomic impacts, have been well documented. A reduced market for the County's wood products and a reduced timber supply can only lead to a worsening of countywide unemployment.

Without diversification of the County's industrial base to create new employment opportunities, total employment will decline. A loss of jobs in the timber industry will directly contribute to a greater loss of jobs in other parts of the economy. This can lead to population emigration of wage earners. The conclusion is firm - in order to avoid severe economic problems, it is necessary that basic industry be expanded in Douglas County.

Natural resources of Douglas County provide the basis for economic well-being and employment. This means that jobs in the Umpqua Valley have traditionally pivoted around primary industries such as lumber and wood products. Though County employment trends follow the ups and downs of the lumber and wood products industry, the economy remains strong and capable of rebounding.

The United States Census Bureau reports the 2000 population as 100,399. Douglas County's labor force is about 45,000 strong. The labor force growth rate has averaged 1.2 percent per year for the period of 1992 to 2002. Increased participation of women in the labor force has been a major factor in this increased growth rate. Currently, about 40 percent of all women age sixteen or older are participants in Douglas County's labor force.

The total number of wage and salary workers in Douglas County as of December 2001, was 44,327. Three main sectors in the County employ almost 66 percent of all wage and salary workers. In 2000, the lumber and wood products industry employed 17 percent; retail and wholesale trade employed 23 percent; and government employment totaled about 22 percent.

Employment in trade and in government increased significantly between 1988 and 2000. Most of the increase in government employment can be attributed to special districts and school districts. The Wholesale & Retail Trade sector, Finance, Insurance, and Real Estate Services, employed 32 percent more in

2000 than in 1988. Government employment increased 24 percent during the same period. On the other hand, employment in the lumber and wood products industry has remained virtually unchanged.

UNEMPLOYMENT

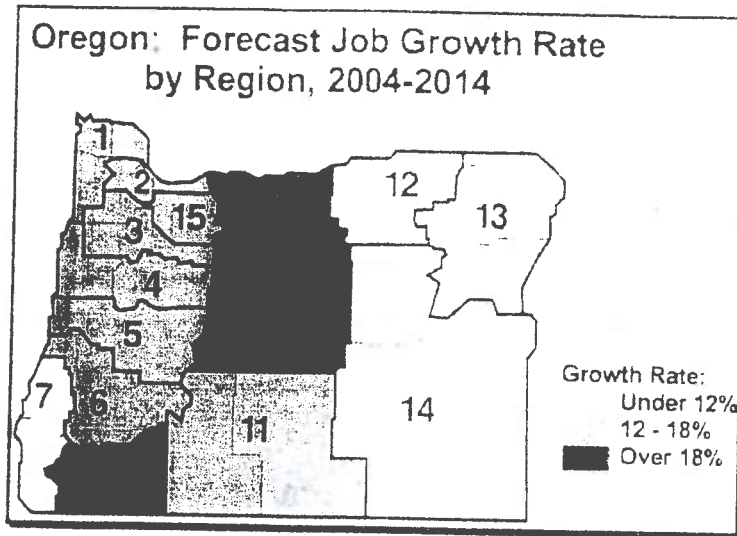
"In 2007 unemployment in Douglas County was 7.8%".

Unemployment in Douglas County is seasonal and cyclical. It is greatest in the winter months when logging and building activity slackens. Unemployment also increases when the Nation's building activity decreases. Since 1970, the unemployment rate has been greater for Douglas County than that for the United States and the State of Oregon. During the recession in 1982, unemployment was almost twice the rate for the United States. A year later the local economy rebounded and the County's unemployment rate dropped to about 13 percent. This was three percent more than the Oregon rate. The 2000 unemployment rate was nine percent, five percent over the national average. Over the past five years the Douglas County unemployment rate has remained almost twice the rate for the National unemployment.

DOUGLAS COUNTY'S PROJECTED GROWTH INDUSTRIES

"Technology is making the County economy more flexible".

Technological changes are making the local economy more flexible. An emerging labor pool of skilled workers is attracting new technological industries, such as Alcan Aluminum Cable, American Bridge, Bayliner Marine, Ingram Book Company and Winco Foods to the County. These industries will help diversify the economy and decrease the County's economic dependency on seasonal and cyclical industries. Industrial lands must be available for these industries to locate in Douglas County.



Source: Oregon Employment Department

ECONOMIC ELEMENT FINDINGS

General

1. Basic industries in Douglas County include businesses in the lumber and wood products industry (25%), agriculture (7%), tourism (5%), mining and mineral processing (1%) and commercial fishing (1%) sectors. These industries employ 32 percent of the County's wage and salary workers.
2. Non-basic industries (secondary and tertiary industries) in Douglas County include businesses in the trade and services (23%), construction (4%), transportation, communication, and utilities sectors (5%). These industries employ 68 percent of the County's wage and salary workers.

BASIC INDUSTRIES

Wood Products

3. Douglas County contains a larger timber supply than any other Oregon County and a greater supply than 44 of the 50 states. Approximately 80 percent of the County is forest land.

4. Over two-thirds of the County economy depends directly or indirectly on the wood products industry as a source of income.
5. About 45_12 mills and plants process wood products in the County. ~~Twenty percent of these employ 100 or more workers each.~~
6. The lumber and wood products industry employs 26 25 percent of the wage and salary workers in the County as compared to seven percent in Oregon, and one percent in the nation. It is a basic industry in the County and the State.
7. About eleven percent of the County is covered with oak and madrone forests. The local hardwood industry is an emerging industry.
8. A national recession and corresponding decline in the demand for softwood building materials significantly decreased the demand for local wood products and led to high unemployment which peaked at 17 percent in 1982. The unemployment rate has since declined to ~~twelve percent (1984)~~. nine percent in 2000, and even lower in 2007.

Agriculture

12. Grazing operations occupy ~~eleven~~ nine percent of the County's land area (approximately ~~356,400~~ 291,600 acres).
13. Orchard, grain, and row crops are grown on about two percent of the County's land area (about 64,000 acres).
14. Douglas County is the leading sheep producer in Oregon. The estimated gross income for ~~sheep and lambs in 1984~~ livestock in 2001 was \$2,988,000, \$19 million or ~~nine~~ 30 percent of total gross farm income in the County.
15. Douglas County is the leading cattle producer in western Oregon and ranks seventh statewide. Gross income from cattle and calves in in 2001 was \$19 million. ~~1984 was an estimated \$9,630,000 or 29 percent of total farm income.~~ It is the single most important agricultural product in the County's economy.

16. Gross farm sales of Douglas County agricultural products for 1984-2001 were two percent of the State's total.
18. ~~Six~~ **Nine** wineries in the County produce quality exportable varietal wines. Their tasting rooms are tourist attractions.
27. The mining and processing sector employs about one percent (~~310 workers, 1984~~) of the wage and salary workers in the County. It creates about one percent of the payroll of the County's wage and salary workers.
- ~~28. The Hanna Nickel Smelting Company is the only commercial processor of nickel in the United States. It employs about one percent (approximately 300) of the County's wage and salary workers.~~

Commercial Fishing

29. The yield from the ocean fishery near Douglas County has been severely ~~effected by a change in major wind patterns beginning in 1983 (commonly known as El Nino). The shift decreased the quantity of nutrients available in the fishery food chain~~ **affected due to coastwide declines in salmon populations leading to emergency or early seasonal closures affecting Douglas County.**

ECONOMIC INDICATORS

Population

60. Trends in Douglas County's population, since the beginning of census enumeration, have followed the presence of economic opportunities.
61. Recent cyclical trends in the County's population have swung from a high of ~~93,750~~ **94,649** (~~1980~~ **1990**) to an estimated ~~90,400~~ **110,537** (~~1984-2000~~).
64. Over ~~50~~ **58** percent of the County's population resides outside incorporated cities.
68. The number of persons over 65 years of age is ~~about eleven~~ **over 20** percent of the County's total population. This is approximately the same as the statewide average.

Labor Force

78. The civilian labor force in Douglas County increased by an average of two percent annually (versus three percent statewide) from 38,800 in 1975 to 41,540 in 1984. It

is estimated that ~~42,630~~ 47,689 workers will are be in the County's labor force in 1986. 2007.

ECONOMIC ELEMENT POLICIES

ECONOMIC JURISDICTIONS

OBJECTIVE F: To coordinate the planning activities of the County with the activities of other economic planning agencies.

POLICY:

1. Coordinate with the activities of the Coos-Curry-Douglas Business Development Corporation, ~~the Umpqua Regional Council of Governments~~ **the Umpqua Economic Development Partnership**, the Port of Umpqua, the Douglas County Industrial Development Board, and other public and private economic jurisdictions in their efforts to increase the economic viability of Douglas County.

8. WINCHESTER BAY PLAN COORDINATION

8. WINCHESTER BAY PLAN COORDINATION

- PURPOSE:** Add design review overlay information to Chapter 15 (Land Use) of the Douglas County Comprehensive Plan.
- BACKGROUND:** This action updates the Winchester Bay Plan to include implementation and connection of a Planning Commission Quasi-Judicial Plan Amendment condition of approval to the Winchester Bay Plan.
- AMENDMENT:** Douglas County is updating Chapter 15 (Land Use) of the Douglas County Comprehensive Plan and is adding text to the Comprehensive Plan from the Plan Amendment.

Douglas County Comprehensive Plan
Chapter 15 Land Use
Page 15-6

9. Douglas County shall establish a Design Review process within the Land Use and The following is an Inventory of Design Review Areas and their unique Priority Concerns:

Design Review Area:

Glide

Tri City

Winchester Bay, Lighthouse Road
(T22S, R13W, Sec. 13BA/TL1500)

Winchester Dam

Priority Concerns:

Access, Views

Access

50 Dwelling Density Limit,

Geology, Wetlands (see Winchester Bay
Residential Land Use Policy 2, p. 15-173)

View, Height, Access

AMEND PLAN CHAPTER 15, "LAND USE ELEMENT," BY REVISING WINCHESTER BAY RESIDENTIAL LAND USE POLICY 2. (P. 15-173) AS FOLLOWS:

2. Limit residential development in hazard areas to low densities with appropriate safeguards and, where feasible, encourage development patterns on individual lots which comply with standards for identified hazard areas.

a. To fulfill this policy, in 2008 the Design Review Overlay was applied on a 4± acre portion of an 8.18± acre parcel on Lighthouse Road described as Tax Lot 1500 in Section 13BA of T22S, R13W, as a policy implementation statement to require that:

(1) development in the RHD designation is limited to no more than fifty (50), single-family dwelling units;

(2) development impacts on the jurisdictional wetlands present on the subject property will be mitigated; and

(3) Construction, including structural fills, erosion control, drainage management, foundation design, public utility connections, and vegetation preservation, will follow the guidelines of the geotechnical reports submitted by the applicant, and will occur under the supervision of a geotechnical engineer.

**9. WINCHESTER BAY URBAN
UNINCORPORATED AREA (UUA)
COMPREHENSIVE PLAN UPDATE**

9. WINCHESTER BAY URBAN UNINCORPORATED AREA (UUA) COMPREHENSIVE PLAN UPDATE



PURPOSE: In Winchester Bay certain parcels of land with a High Density Residential Comprehensive Plan designation and zoning classification have existing uses inconsistent with the designation. The identified parcels of land are developed to an (R-1) Single Family Residential density, consistent with the Medium Density Comprehensive Plan designation. The parcels currently have a Comprehensive Plan designation of High Density Residential, and an (R-2) Medium Density Residential Zoning classification. This amendment corrects the Plan and Zone designation for a portion of Winchester Bay. It also rezones two R-2 zoned properties to R-1 without a corresponding Plan Amendment.

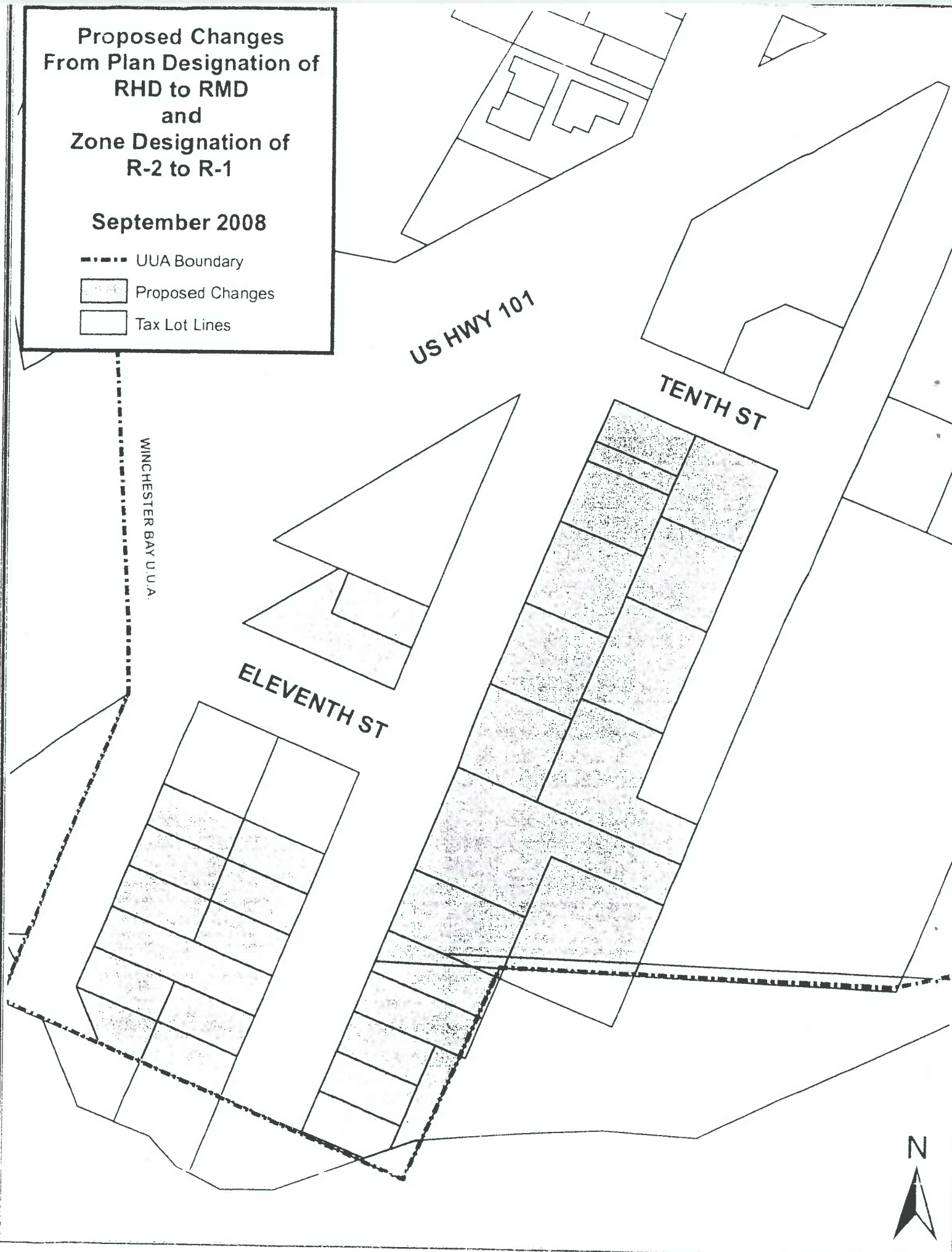
BACKGROUND: In Winchester Bay there has been a citizen interest in "down" zoning to a (R-1) Single Family Residential density. This requires a Comprehensive Plan Map and Zone Map amendment. It is a voluntary process with land owner participation. The parcel sizes and locations of the identified parcels impair any high density residential development potential, thus creating a need to identify the comprehensive land use designation and zoning more consistently with their actual development and potential development. Following research and contact with land owners in Winchester Bay it is proposed to "down" zone the parcels identified on the following maps, from a Comprehensive Plan designation of High Density Residential, and an (R-2) Medium Density Residential Zoning classification, to a Medium Density Comprehensive Plan designation, and an (R-1) Single Family Residential Zoning classification. The County has conducted two owner mailings and a public workshop in the coastal area in this process. All changes are owner consent actions. The result will enhance developability and assure the Plan reflects current and long term use for the properties. This change is limited to selected properties in the Urban Unincorporated Area.

AMENDMENT: Revise Plan and Zoning to reflect predominant use and implement owner request for R-1 designation. Maps illustrating the change are as follows:

**Proposed Changes
From Plan Designation of
RHD to RMD
and
Zone Designation of
R-2 to R-1**




September 2008

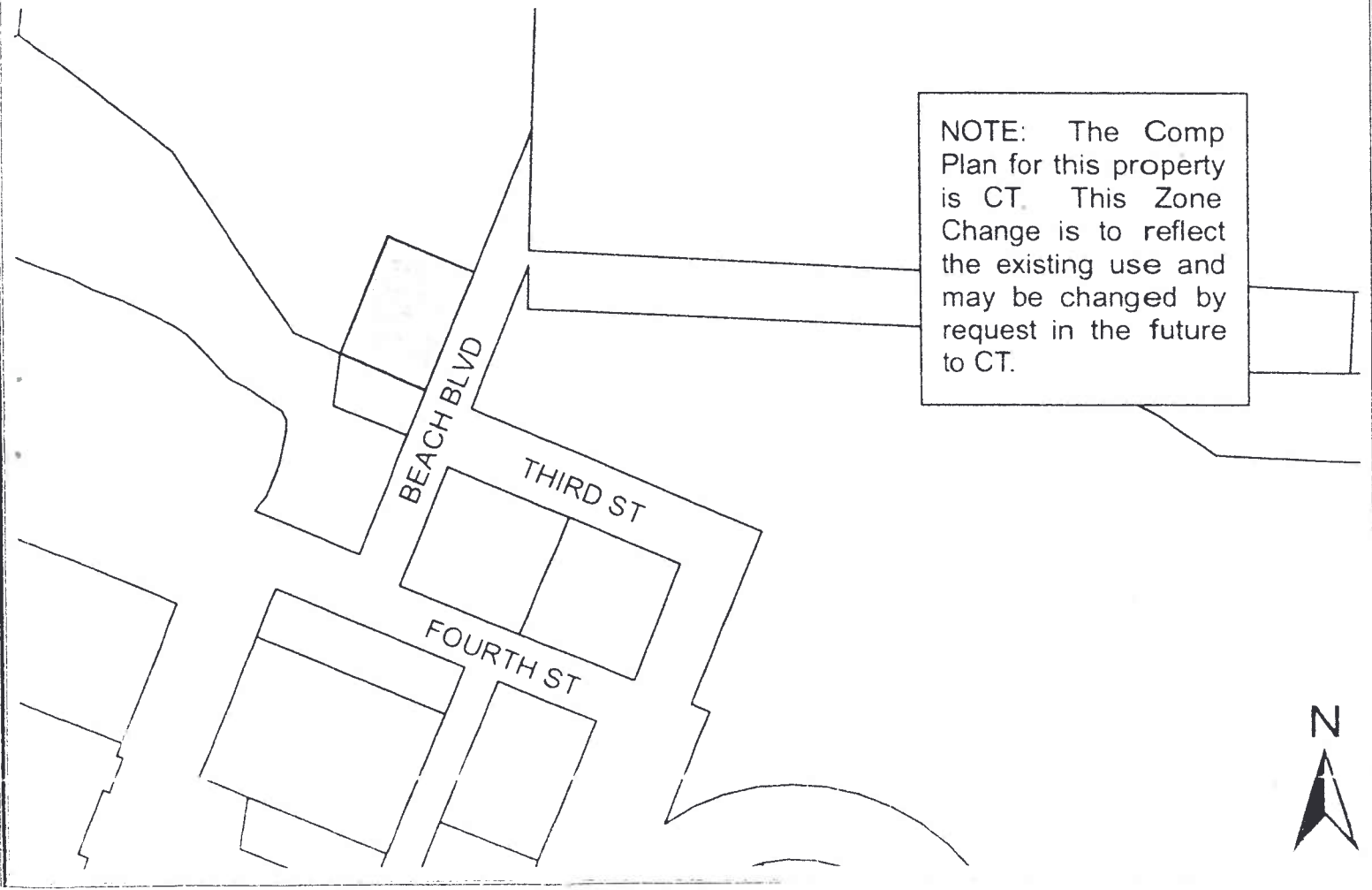
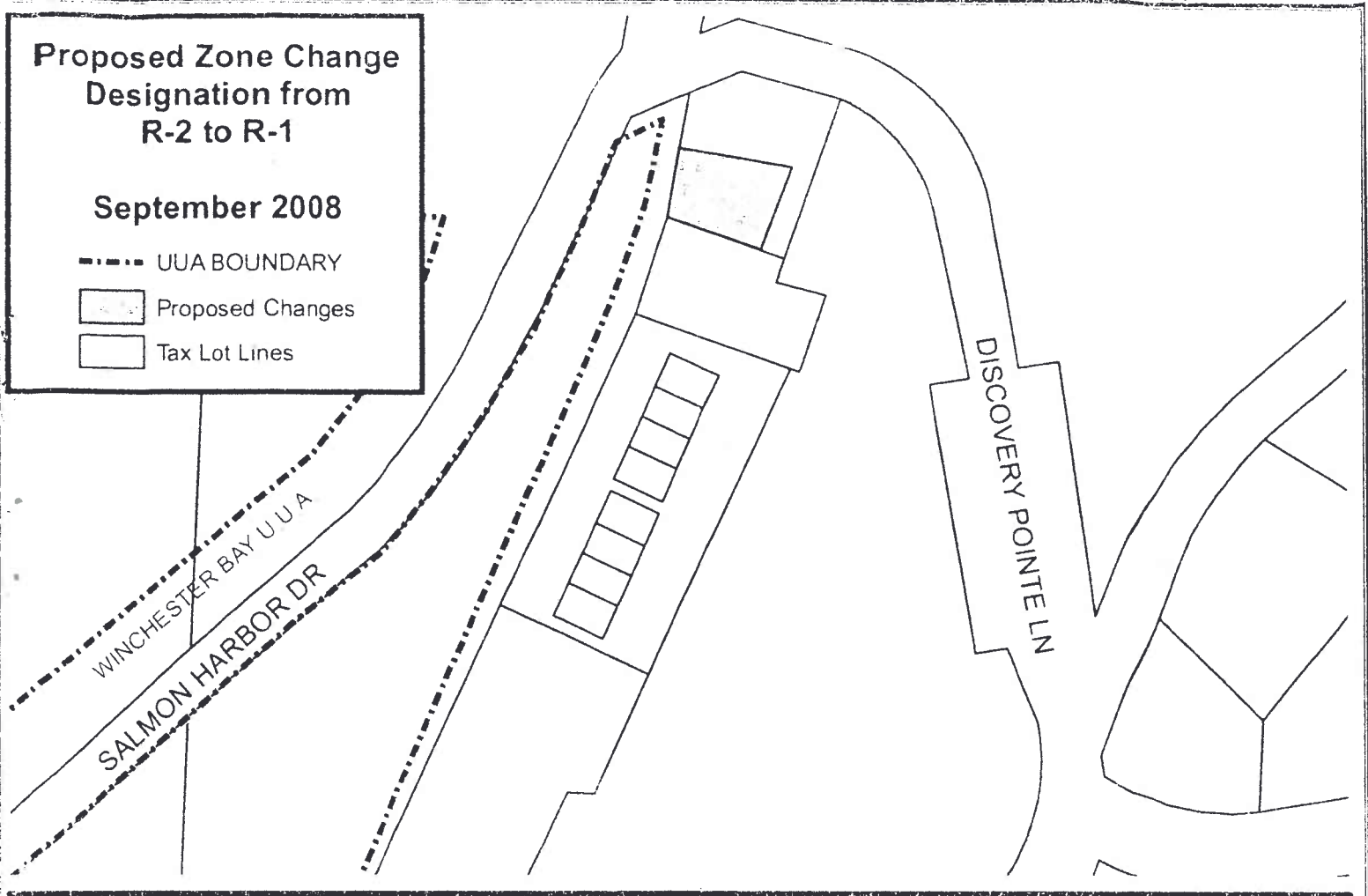
- UUA Boundary
-  Proposed Changes
-  Tax Lot Lines



**Proposed Zone Change
Designation from
R-2 to R-1**

September 2008

-  UUA BOUNDARY
-  Proposed Changes
-  Tax Lot Lines



10. MISCELLANEOUS UPDATES

10. MISCELLANEOUS UPDATES

PURPOSE: The Douglas County Comprehensive Plan on occasion has some very minor changes to the text in the plan which help facilitate reading and understanding the Comprehensive Plan but do not change the spirit or content of the meaning intended.

BACKGROUND: Staff suggests occasional updates to the Comprehensive Plan based on use throughout the year. These changes are suggested in an effort to clarify and update the Comprehensive Plan.

AMENDMENT: Miscellaneous updates to text which do not change the spirit of the intent of text.

1) Clarify legal description of Natural Area in Natural Features Chapter of the Comprehensive Plan. Page 6-98

78. APPLICATION OF THE GOAL 5 PROCESS FOR "SIGNIFICANT" ECOLOGIC AND SCIENTIFIC NATURAL AREAS (Revised 11-30-88)

a. **Location, quality and quantity of the White Camas Natural Area Site: Wilbur-Rodgers Road White Camas Site**

(1) Location: ~~T26S, R5W, Section 6, Roseburg Home Orchard Tracts (RHOT), Plat G, pt Lots 11 through 18, Tax Account Numbers 43445 through 43450-2 and 43451-1; T26W, R5W, Section 7, RHOT, Plat D, Lot 22, Tax Account Number 43403.00; The Oregon Department of Transportation right-of-way between I-5 and Highway 99 to the west and east respectively, Phillip Mander property to the south; and to a line 1200' parallel with Rodgers Road to the north.~~

Location: Those portions of the following tax lots within the following boundaries:

Part of tax lot 900 of T26S, R05W, Section 06A (tax account no. R16508)

Part of tax lot 300 of T26S, R05W, Section 06D (tax account no. R44890)

Tax lot 100 of T26S, R05W, Section 07 B (tax account nos. R15596 & R15604)

Boundaries:

North Boundary: A line 1200 feet south from and parallel to the south right-of-way of Rogers Road (County Road No. 145) where Rogers Road crosses between I-5 (U.S. Interstate Hwy. No. 5) and Old Highway 99 North (County Road No. 388).

South Boundary: The line common to tax lots 100 and 2100 of T26S, R05W, Section 07 B, being the southerly line of said tax lot 100 (tax account nos. R15596 & R15604) and the northerly boundary of said tax lot 2100 (tax account no. R15612).

East Boundary: The west right-of-way of Old Highway 99 North (County Road No. 388).

West Boundary: The east right-of-way of I-5 (U.S. Interstate Hwy. No. 5).

- (2) Quality: This is an excellent site for growing the white camas variety endemic to the Roseburg Area (Leichtlin's white camas or Camassia Leichtlinii var. Leichtlinii)

2) Clarify description of Natural Area in Natural Features Chapter of the Comprehensive Plan. Page 6-71 and 6-72

53. The Scenic Waterway areas in Douglas County use one of three state scenic waterway classifications. Those three classifications are:

River Community Areas

Location: Developed areas in the Scenic Waterway Corridor at:

Rock Creek: All properties east of Rock Creek and within North Umpqua Committed Land Site 12B (tax lots 600, 700, 800, and 900 in T26-R3-SW¼Section 14).

Rock Creek: All properties within North Umpqua Committed Land Site 12B that are east of Rock Creek (more specifically described as tax lots 600, 700, 800, and 900 in T26S, R03W, Section 01C).

~~Frontier Village: All properties within North Umpqua Committed Land Site 15 (North Umpqua Village Subdivision; North Umpqua Village First Addition; tax lots 300 and 400 in T26-R2-S16; and, tax lots 500, 600, 700, 701, and 800 in T26-R2-S17).~~

Frontier Village: All properties within North Umpqua Committed Land Site 15, said properties being located in T26S, R02W, Sections 16C and 17.

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