



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

### NOTICE OF ADOPTED AMENDMENT

May 19, 2008



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment  
DLCD File Number 004-08

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

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 4, 2008**

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

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

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

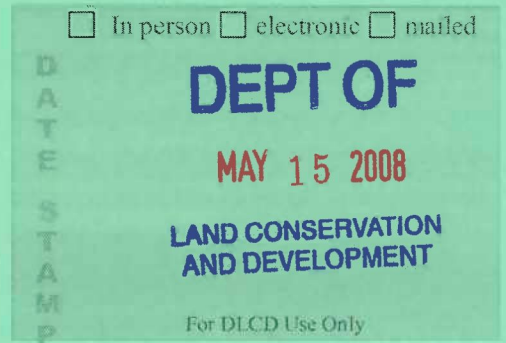
Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Marion J Thompson, City of Roseburg

<paa> ya

# DLCD

## Notice of Adoption

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



Jurisdiction: **Roseburg**

Local file number: **CPA-08-1/ZC-08-03**

Date of Adoption: **5/12/2008**

Date Mailed: **5/13/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 2/11/2008

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".

Change the existing industrial designation to medium density residential for four lots developed with dwelling units, thereby, changing their status from legal non-conforming to legal conforming. There are no changes proposed or anticipated to the current. This change will allow the units, which are part of the Historic Inventory to be preserved and protected and expand the existing residential designation to the north and west.

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

Plan Map Changed from: **IND**

to: **MDR**

Zone Map Changed from: **Med Ind (M-2)**

to: **MR-14**

Location: **203, 223, 225 & 233 SE Mosher Ave - Roseburg**

Acres Involved: **0**

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

New: **14**

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                                     |                          |                          |                                     |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |
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| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                            | <b>7</b>                 | <b>8</b>                 | <b>9</b>                            | <b>10</b>                           | <b>11</b>                           | <b>12</b>                           | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
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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

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**DLCD file No.** \_\_\_\_\_

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

None

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Local Contact: **Marion J Thompson, AICP**

Phone: (541) 440-1177 Extension: 253

Address: **900 SE Douglas Ave**

Fax Number: 541-440-1185

City: **Roseburg**

Zip: **97470-**

E-mail Address:

**mthompson@cityofroseburg.org**

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## **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.

**ORDINANCE NO. 3286**

AN ORDINANCE DECLARING A COMPREHENSIVE PLAN MAP AMENDMENT AND CONCURRENT ZONE CHANGE FOR 0.73 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF MOSHER AVENUE, EXTENDING BETWEEN FULLERTON AND FLINT STREETS

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

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

**WHEREAS**, the Planning Commission received the application (File No. CPA-08-2/ZC-08-3) and held a Quasi-Judicial public hearing after due and timely notice.

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

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

**SECTION 1:** The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision dated April 7, 2008, recommending the request be granted without conditions and providing details supporting approval as required by Section 3.38.100 of the Land Use and Development Ordinance, including:

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

**CRITERIA 1 – COMPLIANCE WITH STATEWIDE PLANNING GOALS**

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

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

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected

through an open, well-publicized process and the Commission may include one member who resides outside the city limits.

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

Guidelines for Goal 1 refer to "planning programs" such as master planning and programs of general interest. The City of Roseburg has a policy of appointing "citizen" committees for every general interest plan or program considered. The Citizen Involvement program responsible for compliance with Goal 1 occurred during the adoption and acknowledgement of the Comprehensive Plan and LUDO.

In addition these properties are designated as a Historic Resource and the City has a Historic Resource Review Commission that consists of appointed citizens. This Commission is charged with the goal to preserve, protect, maintain and enhance historic resources.

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

#### Part I - Planning

The City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan is coordinated and adopted by Douglas County for the unincorporated area located within the City UBG. In addition, the City of Roseburg and Douglas County have adopted an Urban Growth Management Agreement (UGMA) that more specifically identifies process and policy framework for urban area issues and coordination within the unincorporated areas.

Implementation of the Comprehensive Plan is accomplished through the adopted LUDO. LUDO has been acknowledged by the State of Oregon and has been amended from time-to-time in order to comply with ORS. (Roseburg Urban Area Comprehensive Plan adopted by the City Council in Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996 and the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time to time).

This request involves properties located within the Urban Growth Boundary, within the Roseburg City Limit and governed solely by City policies and regulations relative to land use activities.

#### Part II - Exceptions

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

**Goal No. 3 - Agricultural Lands - To preserve and maintain agricultural lands.**

The adoption of the City Urban Area Comprehensive Plan did not identify the subject property as an agricultural resource nor has it historically been used for agricultural purposes. A change to the land use designation from industrial to residential will not alter the current status of the property nor impact any agricultural lands.

**Goal No. 4 - Forest Lands - To preserve forest lands for forest use.**

Again the adopted Comprehensive Plan does not identify the property, nor has it historically been used for Forest Land purposes. A Comprehensive Plan designation change from industrial to residential will not alter the current status of the property or impact forest lands.

**Goal No. 5 - Open Space, Scenic and Historic Areas, and Natural Resources - To conserve open space and protect natural and scenic resources.**

Extensive inventories were conducted when the Comprehensive Plan and LUDO were prepared. These properties were not identified as having any value as open space or identified as scenic or a natural resource. However, the properties have been designated as Historic Resources.

Historic resources are sites, buildings, structures, objects, natural features, or specific districts that relate to events or conditions of the past. The structures on the four lots in question have been inventoried as either secondary or compatible resources. Section 2.3.300 of LUDO indicates that historic resources provide educational value, enjoyment, and economic diversifications, as well as beautification of the City. Currently as non-conforming uses replacement, repair or modification would not be consistent with LUDO requirements. A change of Comprehensive Plan designation from industrial to residential, with a concurrent zone change would make the existing dwellings conforming providing added assurance that the resources can be preserved and protected.

**Goal No. 6 - Air, Water and Land Resources Quality - To maintain and improve the quality of the air, water and land resources of the state.**

These properties are developed and there is no proposal to change the uses. A continuation of the current residents will not result in any additional or cumulative negative impact the quality of air, water and land resources.

**Goal No. 7 - Areas Subject to Natural Disasters and Hazards - To protect life and property from natural disasters and hazards.**

The subject properties have not been identified in any inventory of the area to have the likely potential to be subjected to natural disasters and hazards. The property is relatively flat and above any base flood elevations; therefore, is unlikely to be in damage of flooding or to be subjected to landslides or subsidence.

**Goal No. 8 - Recreational Needs - To satisfy the recreational needs of the citizens of the State.**

The subject properties have not been identified as being needed to satisfy any recreational needs. The history of an area has been identified as providing recreational opportunities. As historic resources, taking steps that will help safeguard these resources would be consistent with the goal. Based on the potential residential density of 14 units, sufficient facilities and opportunities exist with the Urban Growth Boundary to satisfy current and future needs.

**Goal No. 9 - Economy of the State - To diversify and improve the economy of the State.**  
This change will remove approximately 0.73 acres of land from potential future industrial development. Goal 9 provides that an inventory does not need to be the basis for commercial amendments that involved less than two acres. The subject property has not historically been used for industrial purposes and a residential designation will extend the designation that abuts the property to the north and west. Removing this property from the inventory of buildable commercial/industrial lands is more likely to assure it is developed in an urban fashion and that this historic resource is retained.

**Goal No. 10 – Housing - To provide for the housing needs of the citizens of the State.**  
ORS 197 specifies that each city is to plan for and accommodate needed housing. In compliance with this requirement the City has completed its Buildable Lands Inventory (BLI). The BLI indicates Roseburg needs to provide approximately 1,000 acres of lands for future housing needs. Adding the subject property to the available residential lands will assist in meeting the currently identified deficiency.

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

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

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

Since there will be no change to the existing use, there will be no change in the transportation needs. Sufficient and needed capacity exists on the existing roadways to accommodate the current, as well as any potential future development that would be allowed within the requested zone. The maximum density that would be allowed under the proposed designation and zone would be 14 units to the acres. At 0.73 acres this would mean the possibility of 10 units or 6 more than what currently exist. However, given lot configuration, setback and parking requirements, and the placement of the existing improvements, it is unlikely additional units will occur. Roadways will continue to function at an acceptable performance level.

The proposed amendment would not change the functional class of any existing or planned transportation facility, or would it allow for levels of development that would reduce or worsens performance of these facilities. Therefore, the proposed amendment does not significantly affect the transportation system.

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

The subject property is situated within an established urban area where in-fill development promotes efficient energy-related use of existing and planned energy facilities by allowing urban property to develop and thereby potentially delay the need to develop more remote

rural areas. Whether the property is development per the current designation or proposed residential designation does not conflict the goals to manage and control energy resources.

**Goal No. 14 – Urbanization - To provide for an orderly and efficient transition from rural to urban land use.**

As noted the subject property is within the existing Roseburg Area Urban Growth Boundary and per ORS “.....shall be considered available over time for urban uses.” This is in an area that is fully developed. This action does not impact any rural land areas.

**CRITERIA 2 - COMPLIANCE WITH APPLICABLE COMPREHENSIVE PLAN POLICIES.**

**Economic Development Policy No. 4**

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

As noted under Statewide Planning Goal 9, changing the designation of the 0.73 acres parcel from industrial to residential will not result in a significant individual or cumulative lost of commercial and industrial opportunities.

**Public Facilities and Services Policy No. 1**

*“Facility and service planning in the Roseburg urban area shall use the Comprehensive Plan as the basis for decisions to ensure that needs of the urban area are met in a timely, orderly, and efficient manner.”*

**Public Facilities and Services Policy No. 2**

*“In addition to the physical, economic, energy, and social considerations addressed by other policies in this Plan, the timing and location of urban development within the urban area shall be based upon the current or imminent availability of urban services, particularly public sewer and water:*

**Public Facilities and Services Policy No. 3**

*“In those portions of the urban area where the full range of urban services is not available, capital improvement programming for that area will be developed prior to extension of services intended to facilitate further development of that area.”*

**Public Facilities and Services Policy No. 7**

*“Wherever possible, new water distribution lines in the urban area shall be looped for all new developments; and, except for cul-de-sacs, all new water distribution lines shall be a minimum of six inches in diameter. The size of any new main is to be based on planned density and type of use designated in the Comprehensive Plan.”*

**Public Facilities and Services Policy No. 8**

*“All new residential plans, industrial and commercial development in the urban area shall make provisions for fire hydrants and fire lines where applicable.”*

**Public Facilities and Services Policy No. 9**

*"All new developments in the urban area shall have separate storm sewer and sanitary sewer lines. The City shall continue to work toward separation of all storm and sanitary sewer lines in the Roseburg sewer system."*

**Public Facilities and Services Policy No. 16**

*"The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of all public facilities and services essential to the social, economic, and physical well-being of the urban area and its citizens."*

As noted above a number of different agencies and districts provide public facilities, and there are existing policies that provide coordination, timing and location of public facilities and services. Services available include water, sanitary sewer, fire service and police services. Provisions are in place for street maintenance, storm drains and street lighting. Road systems are in place to adequately serve the site including any potential future residential development. Therefore, a full range of urban services appropriate for the subject property's proposed land use classification are available and can be provided in a timely, orderly and efficient manner consistent with the intent and purpose of Comprehensive Plan Public Facilities and Services policies.

**Transportation Development Policy No. 1**

*"When practical, the circulation system shall utilize existing facilities and rights-of-way, and on-street parking shall be removed in preference to widening streets for additional travel lanes."*

**Transportation Development Policy No. 2**

*"The transportation system should be located and constructed to preserve the character of the neighborhoods. The need for landscaping and noise reduction shall be considered in design."*

**Transportation Development Policy No. 3**

*"Transportation facilities shall be designed and constructed to minimize noise, energy consumption, neighborhood disruption, cost, and social, environmental and institutional disruptions, and to encourage the use of public transit, bikeways, and walkways."*

The explanation provided with Goal 12 clearly identifies that transportation facilities are in place to adequately serve the surrounding areas as well as maintaining acceptable level of services.

**Housing Policy No. 1**

*"New residential development shall be coordinated with the provision of an adequate level of services and facilities."*

**Housing Policy No. 2**

*"Residential land use designations specified in the Comprehensive Plan within the City limits shall be zoned in accordance with such designation. Residential land use designations outside the City limits shall be implemented in the manner prescribed by an Urban Growth Management Agreement jointly adopted by Douglas County and the City of Roseburg."*

Amending the Plan designation from industrial to residential will be an expansion the existing designation to the north and west. All needed urban services are in place to provide for development of the property, be it at the current designation or the proposed residential designation.

### **CRITERIA 3 – THERE IS A PUBLIC NEED FOR THE REQUEST**

The City of Roseburg recently adopted an updated BLI, and while the plan does not focus on any particular area, it has concluded the City is deficient in available residential lands, needing an additional 1,035 acres of residential property. Designating the subject properties medium density residential does not significantly increase the availability for residential lands, but does inclemently add to the inventory. Further, as noted through-out this report, the change will help to preserve and protect this existing historic resource.

The property abutting to the north and west are designated and developed with residential land uses. Thus, this change will extend that designation. Further, in 2001, the City Council, based on a recommendation from the Planning Commission, granted a Comprehensive Plan change for the lot at the northwest corner of Hoover Avenue and Fullerton Street. That change like this, was to repair and preserve the existing historic home.

### **CRITERIA 4 – THE NEED IS BEST MET FOR THE SUBJECT REQUEST**

Again, properties adjoining immediately to the north and west are developed with similar single family dwellings. Removing the 0.73 acres from the industrial inventory will have no significant impact on the availability of commercial properties. A residential designation will be an extension of that which exists to the west and north. Property adjoining to the east is part of the railroad right-of-way with offices existing immediately across Flint Street. Two lots in the block area will retain the IND designation. Two lots are developed with a commercial garage structure oriented to Hoover Street continuing the industrial uses existing to the south. Thus, a conflict in use is does not exist.

### **ZONE CHANGE CRITERIA:**

**CRITERIA FOR AMENDING THE CITY OF ROSEBURG ZONING MAP IS PROVIDED IN ARTICLE 38 OF THE LAND USE AND DEVELOPMENT ORDINANCE. ARTICLE 38 STATES THE APPROVING AUTHORITY MAY GRANT A ZONE CHANGE ONLY IF THE FOLLOWING IS FOUND:**

### **Zone Change Criteria No. 1 - The rezoning will conform with the Roseburg Urban Area Comprehensive Plan, including the land use map and written policies.**

An analysis of the Comprehensive Plan Housing and Land Use Goals find the following:

- A. The subject property is within the Roseburg Urban Growth Boundary and is an extension of the predominant zones in the immediate area. As noted above this zone change will help assure the preservation of existing inventories historic resources.
- B. Rights-of-way exist that adequately serve the properties and the properties are within an established service level for city water or service can be provided upon development subject to the City's water rules. Roseburg Urban Sanitary Authority has sufficient capacity to serve the lands within the existing UGB and this property is entirely within the UGB. Public Works and the Fire Department have provided direction regarding the

circumstances for which water will be provided and any proposed development plan will be required to comply with that direction.

**Zone Change Criteria No. 2 - The site is suitable to the proposed zone with respect to the public health, safety and welfare of the surrounding area.**

The physical characteristics of the properties, the availability of necessary and appropriate public facilities and services, availability of adequate access and accessibility to local transportation facilities, absence of potential hazards to the site from flooding, required compliance with adopted LUDO development standards, including those for steeply sloped lands, and compatibility with adjacent and nearby land use activities, eliminates concerns that cannot be adequately mitigated under LUDO.

Specific findings addressing the public health, safety and welfare aspects of changing the zones on the subject property are included in preceding sections of this report. Those findings demonstrate there is a sufficient level of public services and facilities available to the property. The zone changes will not adversely impact the carrying capacity of local air sheds, degrade land and water resources, or threaten the availability of such resources. The subject property has not been identified as being needed for public recreational facilities.

The zone change will not significantly impact the existing housing stock in the surrounding areas, result in population growth or increase the demand for housing beyond previous projections contained in the Comprehensive Plan. The zone change will not adversely impact the present or future provision of public facilities and service in the surrounding area; the full range of services appropriate for the types of land use activity contemplated is available or can be provided in a timely, orderly and efficient manner. Public right-of-way in the area, once improved, is adequate to accommodate potential traffic to handle current and future development permitted by the proposed zoning.

**CONCLUSION**

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

**SECTION 2:** The City Council hereby amends the Roseburg Area Comprehensive Plan Map from Industrial (IND) to Medium Density Residential (MDR) as shown on the map labeled Exhibit "A" for the properties described as follows:

Township 27 South, Range 06 West, Willamette Meridian, Tax Lot 2800, having a street address of 203 SE Mosher Avenue

Township 27 South, Range 06 West, Willamette Meridian, Tax Lot 2900, having a street address of 223 SE Mosher Avenue

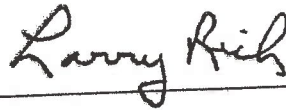
Township 27 South, Range 06 West, Willamette Meridian, Tax Lot 3000, having a street address of 225 SE Mosher Avenue

Township 27 South, Range 06 West, Willamette Meridian, Tax Lot 3100, having a street address of 233 SE Mosher Avenue

**SECTION 3:** The City Council hereby amends the Roseburg Zoning Map by changing the Medium Industrial (M-2) district to Limited Multiple Family Residential (MR-14) for the subject parcel, as described above and as shown on the map labeled Exhibit "2" attached hereto and made part of this ordinance.

PASSED BY THE CITY COUNCIL THIS 12TH DAY OF MAY, 2008.

APPROVED BY THE MAYOR THIS 12TH DAY OF MAY, 2008.



\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Recorder

Exhibit "1" – Comprehensive Plan Map  
Exhibit "2" – Zoning Map





**FILE NO. ZC-08-3 - ZONE MAP - ZONE CHANGE FROM M-2 TO MR-14  
EXHIBIT "2"**

049,620,3565

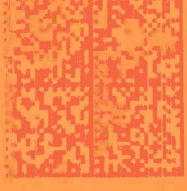
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05/14/2008

Mailed From 97470

US POSTAGE

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

**TO:**



Attn: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Ste 150  
Salem OR 97301-2540