



**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](http://www.lcd.state.or.us)

**NOTICE OF ADOPTED AMENDMENT**

February 20, 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 011-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 4, 2008**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
John Renz, DLCD Regional Representative  
Brian Davis, City Of Roseburg

<paa> ya

PROF 2

# DLCD Notice of Adoption

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

In person  electronic  mailed

DATE STAMP

**FEB 13 2008**

DEPT OF  
LAND CONSERVATION  
AND DEVELOPMENT

For DLCD Use Only

Jurisdiction: **City of Roseburg** Local file number: **CPA-07-7**  
 Date of Adoption: **2/11/2008** Date Mailed: **2/12/2008**  
 Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/18/2007

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".  
 Comprehensive Plan Map Amendment of 0.7-acre parcel from Professional Office to High-density Residential and concurrent zone change of same parcel from Profession Office (PO) to Multi-family Residential (MR-29)

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

Plan Map Changed from: **Professional Office** to: **High-density Residential**  
 Zone Map Changed from: **Professional Office** to: **Multi-family Residential**  
 Location: **859 W Lookingglass Rd, Roseburg** Acres Involved: **0**  
 Specify Density: Previous: **N/A** New: **29/ac**

Applicable statewide planning goals:

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

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 # 011-07 (16496)

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

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

Douglas County

---

Local Contact: **Brian Davis**

Phone: (541) 440-1177 Extension:

Address: **900 SE Douglas Ave**

Fax Number: - -

City: **Roseburg**

Zip: **97470-**

E-mail Address: **bdavis@cityofroseburg.org**

---

### **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. 3281

AN ORDINANCE DECLARING THE COMPREHENSIVE PLAN MAP AMENDMENT AND CONCURRENT ZONE CHANGE OF PROPERTY OWNED BY L&H LUMBER COMPANY, LOCATED AT 859 W LOOKINGGLASS RD.

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

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

**WHEREAS**, the Planning Commission received the application (File Nos. CPA-07-7 and ZC-07-8) and held a Quasi-Judicial public hearing after due and timely notice.

**WHEREAS**, the Planning Commission has adopted Findings of Fact supporting its recommendation that the applicant's request be granted; and

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

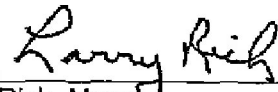
**SECTION 1.** The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision dated April 2, 2007, recommending the request be granted without conditions and providing details supporting approved as required by Sections 6.150.2 3.38.100 including:

- a. The Amendment complies with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, pursuant to ORS 197.240, or as revised pursuant to ORS 197.245.
- b. The Amendment complies with applicable policies of the Comprehensive Plan;
- c. There is a public need for a change of the kind in question; and
- d. Such a need will be best served by changing the Plan designation of the particular piece of property in question as compared with other available property.
- e. The rezoning conforms with the Roseburg Urban Area Comprehensive Plan
- f. The site is suitable to the zone change with respect to the public health, safety, and welfare of the surrounding area

**SECTION 2.** The City Council hereby amends the Roseburg Comprehensive Plan Map and Zoning Map on the area shown on the map labeled Exhibit "A," which is attached hereto and made part of this ordinance.

PASSED BY THE CITY COUNCIL THIS 11TH DAY OF FEBRUARY, 2008.

APPROVED BY THE MAYOR THIS 11TH DAY OF FEBRUARY, 2008.

  
Larry Rich, Mayor

ATTEST:  
  
Sheila R. Cox, City Recorder

L&H Lumber Comp Plan Amendment and Zone Change  
CPA-07-7 / ZC-07-8

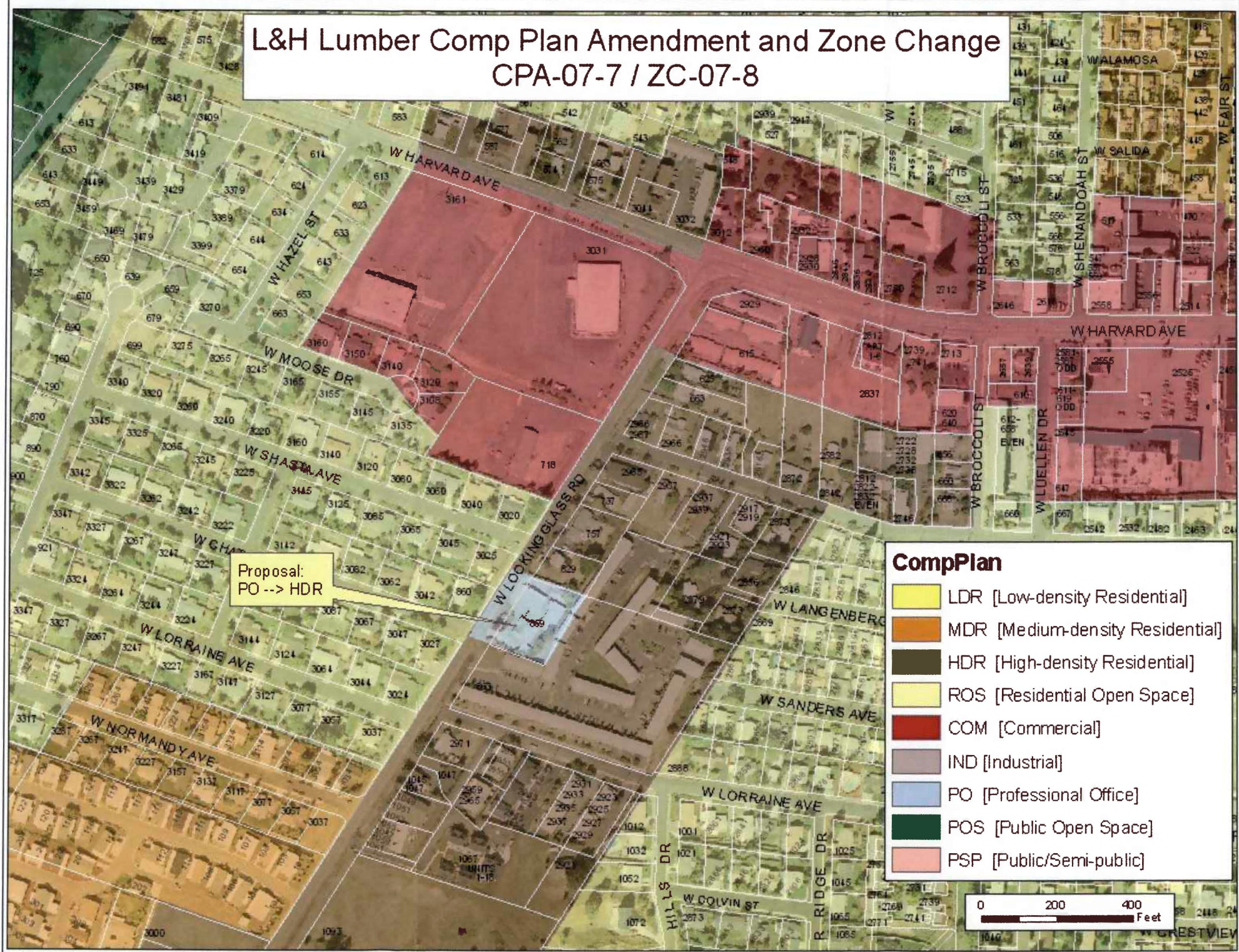


Exhibit "A"  
ORDINANCE NO. 3281

