



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

1/7/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Roseburg Plan Amendment
DLCD File Number 006-09

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: Wednesday, January 20, 2010

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

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

***NOTE:** THE 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: Marion J. Thompson, City of Roseburg
Gloria Gardiner, DLCD Urban Planning Specialist
John Renz, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

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

In person electronic mailed

DEPT OF

DEC 31 2009

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Roseburg**

Local file number: **AN-09-2/ZC-09-3**

Date of Adoption: **12-28-2009**

Date Mailed: **12-29-2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **9-23-2009**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Annexation**

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

Annexation of 228 individual properties consisting of a total of 185 acres, including public roadways and a portion of Interstate 5 process per ORS 222.120, 125, 170 and 750 with concurrent Zone Change to replace the existing County zone with a similar City zone that conforms to the Roseburg Urban Area Comprehensive Plan Land Use Map designation.

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

Plan Map Changed from: **None**

to:

Zone Map Changed from: **See Lists**

to:

Location: **Generally north of the existing City Boundary within the existing Urban Growth Boundary.** Acres Involved: **185** Specify Density: Previous: **N/A** New: **N/A**

Applicable statewide planning goals:

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No.006-09 (17848) [15933]

DLCD file No. _____

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

Douglas County, Roseburg Urban Sanitary Authority, Douglas County Fire District No. 2, ODOT

Local Contact: **Marion J. Thompson, AICP, Snr Plnr** Phone: (541) 440-1177 Extension: 230

Address: **900 SE Douglas Avenue**

Fax Number: **541-440-1185**

City: **Roseburg OR**

Zip: **97470-**

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

ADOPTION SUBMITTAL REQUIREMENTS

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

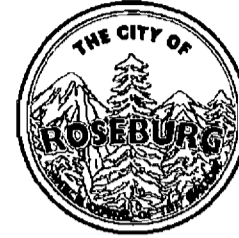
1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the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

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

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

Updated December 22, 2009

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Legislative Public Hearing – 2009 Annexation/Zone Change/Site Review (AN-09-2, ZC-09-3) and Withdrawal

Meeting Date: December 14, 2009
Department: Community Development
www.cityofroseburg.org

Agenda Section: Public Hearing (Legislative)
Staff Contact: Brian Davis, Director
Contact Telephone Number: 440-1177

ISSUE STATEMENT AND SUMMARY

After receiving a report regarding annexation strategies in April of this year, the City Council directed staff to proceed with the 2009 Annexations in keeping with Resolution No. 2006-04. The proposal is to annex and concurrently process a zone change, as well as to withdraw the properties from Fire District #2 for specific areas north of the existing City Boundary.

BACKGROUND

A. Council Action History.

April 2006 - The City Council adopted Resolution No. 2006-04 providing City guidelines for annexation.

January 2007 – The City Council adopted Ordinances annexing 34 acres on the west edge of the City consistent with Resolution No. 2006-04.

April 2009 – The City Council received a report on additional properties potentially eligible for annexation and directed staff to proceed.

B. Analysis.

The City Council is to review the Planning Commission's decision on Annexations and concurrent zone changes and consider withdrawal from Fire District #2. As noted these annexations are properties north of the existing City boundary, within the Urban Growth Boundary (UGB) and generally described as follows:

- Area 1 - NE Stephens at NE Russell, School Site and Vine Right-of-Way
- Area 2 - Newton Creek and Carmen, Newton Creek right-of-way;
- Area 3 – NW Broad Street;
- Area 4 – NE Stephens and Kenneth Ford Drive, Stephens Right-of-Way;
- Island 1 – NE Stephens south of NE Newton Creek;
- Island 2 – NE Vine St and Meadow Avenue; and,
- Island 3 – NW Walter Court.

To facilitate the process and to comply with Oregon Revised Statutes (ORS) the annexations are broken into seven areas which includes two areas defined as "Triple Majority", two areas defined as "Double Majority", and three areas defined

Once annexed, these areas will be provided with complete City services under a single service provider. While detailed calculations have not been done, the actual operating cost to the City for providing services and facilities appears to exceed the estimated revenue. However, the annexed territory does add to the City's population which is the basis for some Federal and State funding programs. The fundamental purpose of the UGB is to plan for the incorporation (or annexation) of the area when development occurs. Annexation gives the City the ability to steer and manage urban development while enhancing and stabilizing the services provided to these territories.

Attached is a letter received on December 2, 2009 from Dan and Wilma Adkins, 423 NE Kirby, Roseburg OR 97470, objecting to the annexation at this time due to increased property taxes. Mr. Adkins did not speak at the Planning Commission hearing. This property is located in Area 2 and our records indicate an annexation agreement was executed for this property.

C. Financial and/or Resource Considerations.

Following are estimated assessed values using the current Douglas County computer records, the potential property tax impact, revenue generation and added population.

ESTIMATED ASSESSED VALUE

Area	Lots	Consents	Non-Consents	Land Area*	Assessed Value
Area 1	21	7	14	33.42	3,168,038
Area 2	43	31	12	10.50	3,465,934
Area 3	92	62	30	18.75	8,140,734
Area 4	12	8	4	29.26	1,379,672
Sub-total	168	108	60	76.93	16,154,378
Island 1	33	N/A	33	12.08	3,924,378
Island 2	21	N/A	21	5.21	1,919,586
Island 3	6	N/A	6	2.64	407,176
Sub-total	60		60	19.93	6,251,140
Totals	228		120	111.86	22,405,518

* Does not include public rights-of-way

TAX CHANGES WITH ANNEXATION

Following is a comparison between the County and City tax rates. These rates are based on per \$1,000 of assessed value.

	Assessed Value per 1,000	7.3749 City Rate	2.0118 Urban Renewal
Area 1	3,168.04	23,363.98	6,373.46
Area 2	3,465.93	25,560.88	6,954.65
Area 3	8,140.74	60,037.14	16,377.54
Area 4	1,379.67	10,174.93	2,775.62
Sub-Total	16,154.38	119,136.94	32,481.27
Island 1	3,924.38	28,941.91	7,895.07
Island 2	1,919.59	14,156.78	3,861.83
Island 3	407.18	3,002.91	819.16
Sub-Total	6,251.14	46,101.53	12,576.06
Annual Revenue	22,405.52	165,238.47	45,057.33

The calculations below have adjusted the revenue to reflect the elimination the out-of-service water payment.

	<u>Unadjusted</u>	<u>Water Fee</u>	<u>Adjusted</u>
Areas 1-4 166 lots @ 120/year = 19,920	119,137	19,920	99,217
Island 1-3 60 lots @ 120/year = 7,200	46,102	7,200	38,902
Total Estimated Annual Revenue	165,239	- 27,120	= 138,119

POPULATION PROJECTIONS

Actual population associated with these properties is unknown. However, the latest data from the 2000 U.S. Census sets the average household size at 2.3 persons per unit. Applying this factor indicates the following population estimates.

Area 1-4 = 132 developed lots + 180 mobile homes = 312 @ 2.3 =	718
Island 1-3 = 55 developed lots + 48 mobile homes = 103 @ 2.3 =	137
Estimated increased population	855

D. Timing Issues.

Properties annexed by March 31 of any given year will be assessed the City tax rate the following year. So annexations completed by March 31, 2010 will be subject to the City tax rate in 2011.

COUNCIL OPTIONS

1. Proceed with adoption of findings of fact and initiate jurisdictional roadway transfers, followed by first reading of the Ordinance;
2. Delay action and continue the matter for further consideration; or
3. Decline to proceed with the proposed action.

STAFF RECOMMENDATION AND SUGGESTED MOTIONS

Staff recommends the Council approve the proposal by taking the following actions:

1. Conduct the public hearing on annexation, zone change, and withdrawal from Douglas County Fire District #2 for Areas 1-4 and Islands 1-3.

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

IN THE MATTER OF THE APPLICATION INITIATED)
BY THE CITY OF ROSEBURG TO ANNEX 37.91)
ACRES OF TERRITORY INTO THE CITY THAT IS)
CONTIGUOUS TO THE CURRENT CITY LIMITS)
AND WITHIN THE ROSEBURG URBAN GROWTH)
BOUNDARY AND GRANT A CONCURRENT ZONE)
CHANGE FOR AN AREA KNOWN AS 2009)
ANNEXATION - AREA ONE FURTHER)
DESCRIBED BY THE ATTACHED CHART AND)
MAPS; ANNEXING 23.66 ACRES, MORE OR LESS)
OF PROPERTY AND ASSOCIATED RIGHT-OF-)
WAY LOCATED EAST OF NE STEPHENS STREET,)
SOUTH OF NE RUSSELL AVENUE (MAP ONE);)
AND 10.94 ACRES, MORE OR LESS OF)
PROPERTY LOCATED EAST OF NE VINE STREET)
(MAP TWO); ALONG WITH 3.31 ACRES OF NE)
VINE STREET RIGHT-OF-WAY (MAP 3), AND)
REPLACE THE CURRENT COUNTY ZONES WITH)
CITY ZONES AS FURTHER DETAILED BY THE)
ATTACHED CHART AND DESCRIBED HEREIN.)

**FINDINGS OF FACTS
AND DECISION**

FILE NO. AN-09-2/ZC-09-3

AREA ONE

Finding No. 1

This matter came before the Planning Commission for public hearing on November 16, 2009, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

This application was initiated per City Council Resolution No. 2006-04 and in compliance with the Oregon Revised Statutes (ORS 222.120, 222.125 and 222.170).

Finding No. 3

Notice of the public hearing was mailed to affected property owners a minimum of 20 days before the public hearing and notice was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all parties to be involved in the planning process through the public hearing.

Finding No. 4

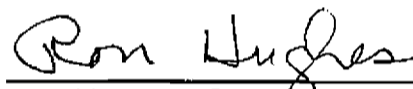
The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.

The proposed Zone Change complies with criteria set forth in the City of Roseburg Land Use and Development Ordinance Article 38, Section 3.30.100 Zone Change; is consistent with the existing County zone designation; is compatible with the Roseburg Urban Area Comprehensive Plan; and complies with Section 197.175 of the Oregon Revised Statutes.

Zone Change criterion No. 1 has been addressed through analysis of Comprehensive Plan Policies and Statewide Planning Goals. Analysis of Zone Change Criterion No. 2 finds the identified zones are appropriate for the areas designated High Density Residential (HDR) to be zoned Multi-family residential (MR-29), Commercial (COM) to be zoned General Commercial (C-3) and Industrial (IND) and Public/Semi-Public (PSP) to be zoned Public Reserved (PR). Applicable laws will control subsequent development and the proposed zones are compatible with adjacent uses and fully implement the Comprehensive Plan.

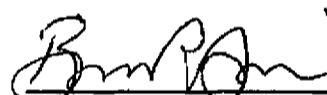
THE FOREGOING FINDINGS OF FACT SUPPORT THE REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND **APPROVAL** TO THE CITY COUNCIL OF FILE NO. AN-09-2/ZC-09-3 ANNEXING THE IDENTIFIED TERRITORY KNOWN AS 2009 ANNEXATION – AREA ONE, GRANTING A CONCURRENT ZONE CHANGE AS DETAILED ON THE ATTACHMENTS AND DESCRIBED HEREIN.

DATED THIS 16th DAY OF *November*, 2009



Ron Hughes, Chair

Planning Commission Members :
Ron Hughes, Chair
Patrick Parson, Vice Chair-*No*
Knut Trovik
John McDonald
Harvey Lopez
Mychal Fox- *No*
Meagan Conry- *Absent*



Brian Davis, Director
Community Development

EXHIBIT "A"
2009 ANNEXATION – AREA ONE
MAP ONE

A parcel of land lying in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Hewitt Heights, as recorded in Volume 15, Page 31, plat records of Douglas County; Thence along the North line of said Hewitt Heights, South 89°41'50" West, 409.84 feet to a point at the Northwest corner of Lot 1 of said Hewitt Heights; said point also being on the Easterly right-of-way line of Kerr Street; Thence leaving said Hewitt Heights, along said Easterly right-of-way of Kerr Street, North 88°31'27" West, 20.75 feet to a point; Thence continuing along said Easterly right-of-way, North 0°03'08" East, 352.50 feet to a point; Thence leaving said Easterly right-of-way, South 89°24'11" West, 40.00 feet to a point on the Westerly right-of-way of said Kerr Street; Thence leaving said Westerly right-of-way of Kerr Street, along the North line of Parcel 2 of M52-30, survey records of Douglas County, South 89°24'11" West, 531.18 feet to a point; Thence along the East line of Parcel 1 of said M52-30, North 1°57'40" East, 20.00 feet to a point; Thence along the North line of said Parcel 1 of M52-30, North 89°50'23" West, 296.64 feet to a point on the Easterly right-of-way of Northeast Stephens Street (U.S. Highway Number 99); said point also being on the existing North Roseburg city limits boundary; Thence along said Easterly right-of-way and North Roseburg city limits boundary the following courses: North 0°27'13" West, 617.09 feet to a point; Thence North 48°43'09" East, 38.65 feet to a point on the Southerly right-of-way line of Russell Street; Thence North 26°17'52" West, 49.85 feet to a point on the Northerly right-of-way line of said Russell Street; Thence leaving said Easterly right-of-way line of Northeast Stephens Street and continuing along said North Roseburg city limits boundary the following courses: Along said Northerly right-of-way line of Russell Street, North 89°37'56" East, 152.91 feet to the corner common to Lots 11 and 12, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; Thence leaving said Northerly right-of-way, along the line common to Lots 11, 12, 2 and 3 of said Block 2, Poplar Home Sites, North 0°12'31" West, 168.86 feet to the corner common to Lots 2 and 3 of said Block 2, Poplar Home Sites; said corner also being on the Southerly right-of-way line of Sterling Drive; Thence along said Southerly right-of-way line of Sterling Drive, South 89°36'15" West, 139.80 feet to a point on said Easterly right-of-way of Northeast Stephens Street; Thence leaving said Southerly right-of-way line of Sterling Drive, North 6°01'16" West, 42.15 feet to a point on said Easterly right-of-way line of Northeast Stephens street and on the Northerly right-of-way line of said Sterling Drive; Thence along said Northerly right-of-way of Sterling Drive, North 89°33'18" East, 144.00 feet to the corner common to Lots 11 and 12, Block 1 of said Poplar Home Sites; Thence leaving said Northerly right-of-way, along the line common to Lots 11, 12, 2 and 3 of said Block 1, Poplar Home Sites, North 0°24'46" East, 153.00 feet to a point on the Southerly right-of-way line of Newton Creek Road (County Road Number 84); Thence along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 662.94 feet to a point; Thence leaving said North Roseburg city limits boundary and continuing along said Southerly right-of-way line of Newton Creek Road the following courses: North 89°46'24" East, 514.52 feet to

Number 1992-03154; Thence along the West line of said Instrument Number 1992-03154, North 0°57'42" West, 385.90 feet to the point of beginning and containing 13.71 acres, more or less.

Above described parcel of land contains 23.66 acres, more or less.

EXHIBIT "A"
2009 ANNEXATION – AREA ONE
MAP TWO

A parcel of land lying in the Southeast Quarter of Section 1 & the Northeast Quarter of Section 12, Township 27 South, Range 6 West AND the Southwest Quarter of Section 6 & the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 173, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in Volume 4, Page 60, plat records of Douglas County; Thence along the East line of said Lot 173, South 0°15'33" West, 288.88 feet to a point on the existing North Roseburg city limits boundary; Thence along said city limits boundary, North 87°38'44" West, 617.42 feet to a point on the Easterly right-of-way line of Vine Street; Thence leaving said city limits boundary, along said Easterly right-of-way, North 1°15'00" East, 844.16 feet to the Southwest corner of that parcel shown on C.S. File No. 40/450, survey records of Douglas County and on the high bank of Newton Creek; Thence along the South line of said parcel and high bank of Newton Creek, South 70°51'56" East, 127.93 feet to the Southwest corner of Parcel 1 of C.S. File No. 42/117, survey records of Douglas County; Thence along the South boundary of said C.S. File No. 42/117 and said high bank of Newton Creek, North 77°26'11" East, 175.57 feet to the corner common to Parcel 2 and 3 of said C.S. File No. 42/117; Thence continuing along said South boundary of C.S. File No. 42/117 and high bank of Newton Creek, North 71°04'52" East, 252.72 feet to the Southeast corner of said C.S. File No. 42/117; Thence leaving said South boundary of C.S. File No. 42/117, along the East line of Lot 156 of said Tract 1, Plat 1, Roseburg Orchards Company, South 2°04'50" West, 657.58 feet to the Southeast corner of said Lot 156 and on the North line of said Lot 173; Thence along said North line of Lot 173, South 89°04'34" East, 92.38 feet to the point of beginning and containing 10.94 acres, more or less.

EXHIBIT "A"
2009 ANNEXATION – AREA ONE
MAP THREE

A portion of Vine Street lying in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 3, J. Thomas Kerr Tracts, as recorded in Volume 8, Page 24, plat records of Douglas County and on the Northerly right-of-way line of Meadow Avenue; Thence along said Northerly right-of-way line of Meadow Avenue, North 87°55'31" West, 60.00 feet to the Southeast corner of Lot 11, Block 1 of said J. Thomas Kerr Tracts; Thence leaving said Northerly right-of-way of Meadow Lane, along the Westerly right-of-way line of said Vine Street the following courses:

North 2°07'00" East, 292.73 feet to a point; Thence North 1°15'00" East, 1067.65 feet to a point; Thence North 1°15'00" East, 840.82 feet to a point; Thence North 1°16'30" East, 203.06 feet to a point on the Southerly right-of-way line of Newton Creek Road (county road number 84); Thence along said Southerly right-of-way line of Newton Creek Road, South 85°49'41" East, 23.06 feet to a point; Thence continuing along said Southerly right-of-way line, North 89°46'24" East, 36.98 feet to a point; Thence leaving said Southerly right-of-way line, along the Easterly right-of-way line of said Vine Street the following courses: South 1°16'30" West, 203.29 feet to a point; Thence South 1°15'00" West, 840.82 feet to an angle point on the existing North Roseburg city limits boundary; Thence along said city limits boundary, South 1°15'00" West, 1068.36 feet to another angle point on said North Roseburg city limits boundary; Thence leaving said city limits boundary and continuing along said Easterly right-of-way line of Vine Street, South 2°07'00" West, 292.43 feet to the point of beginning and containing 3.31 acres, more or less.

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

IN THE MATTER OF THE APPLICATION INITIATED
BY THE CITY OF ROSEBURG TO ANNEX 22.56)
ACRES OF TERRITORY INTO THE CITY THAT IS)
CONTIGUOUS TO THE CURRENT CITY LIMITS)
AND WITHIN THE ROSEBURG URBAN GROWTH)
BOUNDARY AND GRANT A CONCURRENT ZONE)
CHANGE FOR AN AREA KNOWN AS 2009)
ANNEXATION – AREA TWO AND FURHTER)
DESCRIBED BY THE ATTACHED CHART AND)
MAPS, ANNEXING 12.60 ACRES, MORE OR LESS)
OF PROPERTY AND ASSOCIATED RIGHT-OF-)
WAY LOCATED SOUTH OF NEWTON CREEK)
ROAD AT NE CARMEN STREET (MAP ONE))
ALONG WITH 9.96 ACRES OF NE NEWTON)
CREEK RIGHT-OF-WAY (MAP TWO) AND)
REPLACE THE CURRENT COUNTY ZONE WITH A)
CITY DESIGNATION AS DETAILED BY THE)
ATTACHED CHART AND MAPS AND FURTHER)
DESCRIBED HEREIN.)

**FINDINGS OF FACTS
AND DECISION**

FILE NO. AN-09-2/ZC-09-3

AREA TWO

Finding No. 1

This matter came before the Planning Commission for public hearing on November 16, 2009, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

This application was initiated per City Council Resolution No. 2006-04 and in compliance with the Oregon Revised Statutes (ORS 222.120, 222.125 and 222.170).

Finding No. 3

Notice of the public hearing was mailed to affected property owners a minimum of 20 days before the public hearing and notice was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all parties to be involved in the planning process through the public hearing.

Finding No. 4

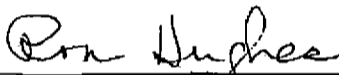
The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.

The proposed Zone Change complies with criteria set forth in the City of Roseburg Land Use and Development Ordinance Article 38, Section 3.30.100 Zone Change; is consistent with the existing County zone designation; is compatible with the Roseburg Urban Area Comprehensive Plan; and complies with Section 197.175 of the Oregon Revised Statutes.

Zone Change criterion No. 1 has been addressed through analysis of Comprehensive Plan Policies and Statewide Planning Goals. Analysis of Zone Change Criterion No. 2 finds the identified Single Family Residential (R-1-6) zone as appropriate for the area designated Low Density Residential (LDR). Applicable laws will control subsequent development and the proposed zones are compatible with adjacent uses and fully implement the Comprehensive Plan.

THE FOREGOING FINDINGS OF FACT SUPPORT THE REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND **APPROVAL** TO THE CITY COUNCIL OF FILE NO. AN-09-2/ZC-09-3 ANNEXING THE IDENTIFIED TERRITORY KNOWN AS 2009 ANNEXATION – AREA TWO, GRANTING A CONCURRENT ZONE CHANGE AS DETAILED ON THE ATTACHMENTS AND DESCRIBED HEREIN.


DATED THIS 16th DAY OF *November*, 2009



Ron Hughes, Chair

Planning Commission Members :

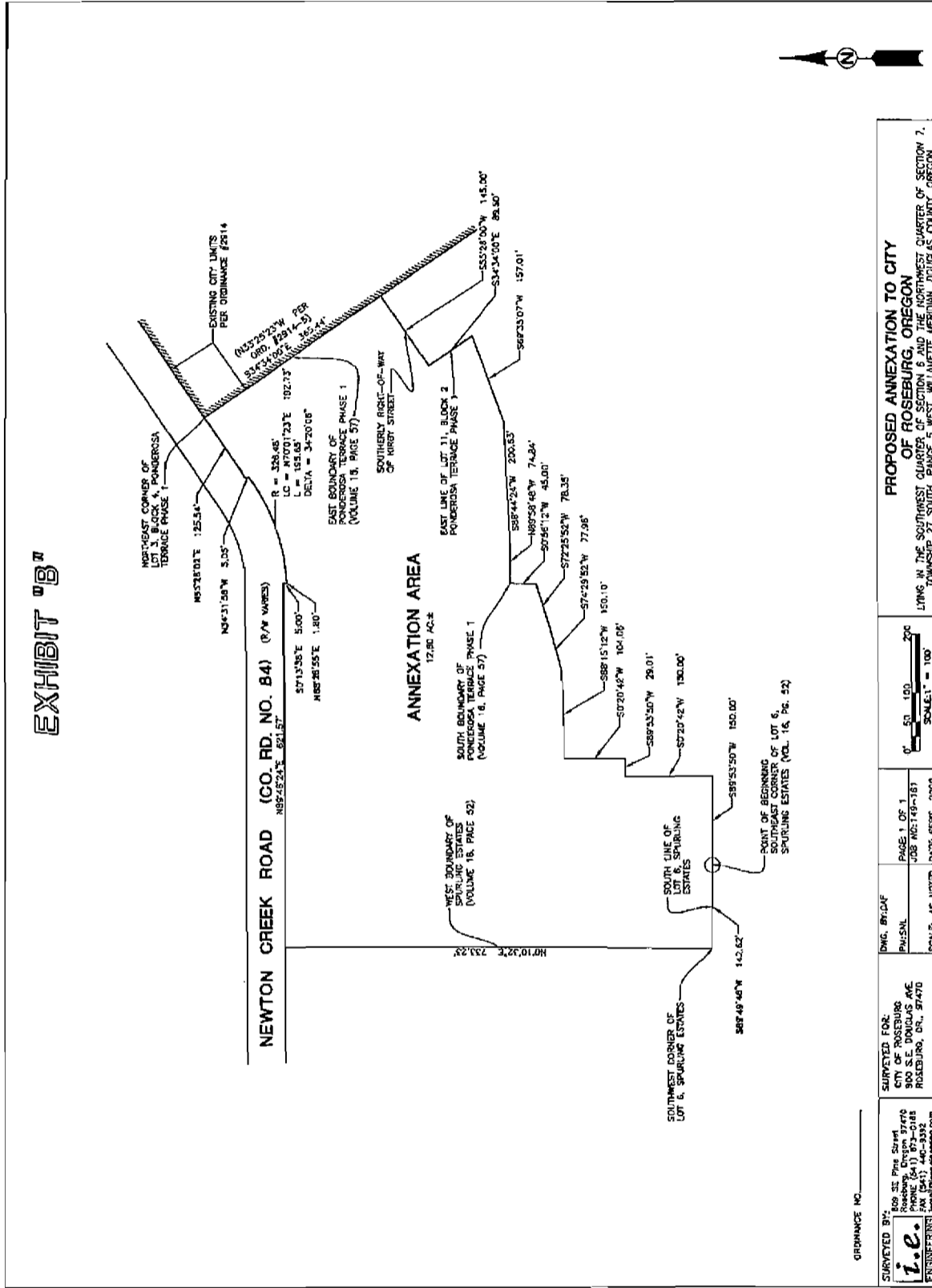
Ron Hughes, Chair
Patrick Parson, Vice Chair - *No*
Knut Trovik
John McDonald
Harvey Lopez
Mychal Fox - *No*
Meagan Conry - *Absent*



Brian Davis, Director
Community Development

27	05	7BA	1900	R38732	117 Carmen	Res	.20	LDR	R-1	R-1-6
27	05	7BA	2000	R38724	255 Kirby	Res	.22	LDR	R-1	R-1-6
					Consents	31 Lots	6.85			
					Non-Consents	12 Lots	3.65			
					Rights-of-Way		12.06			
					Total	43 Lots	22.56			

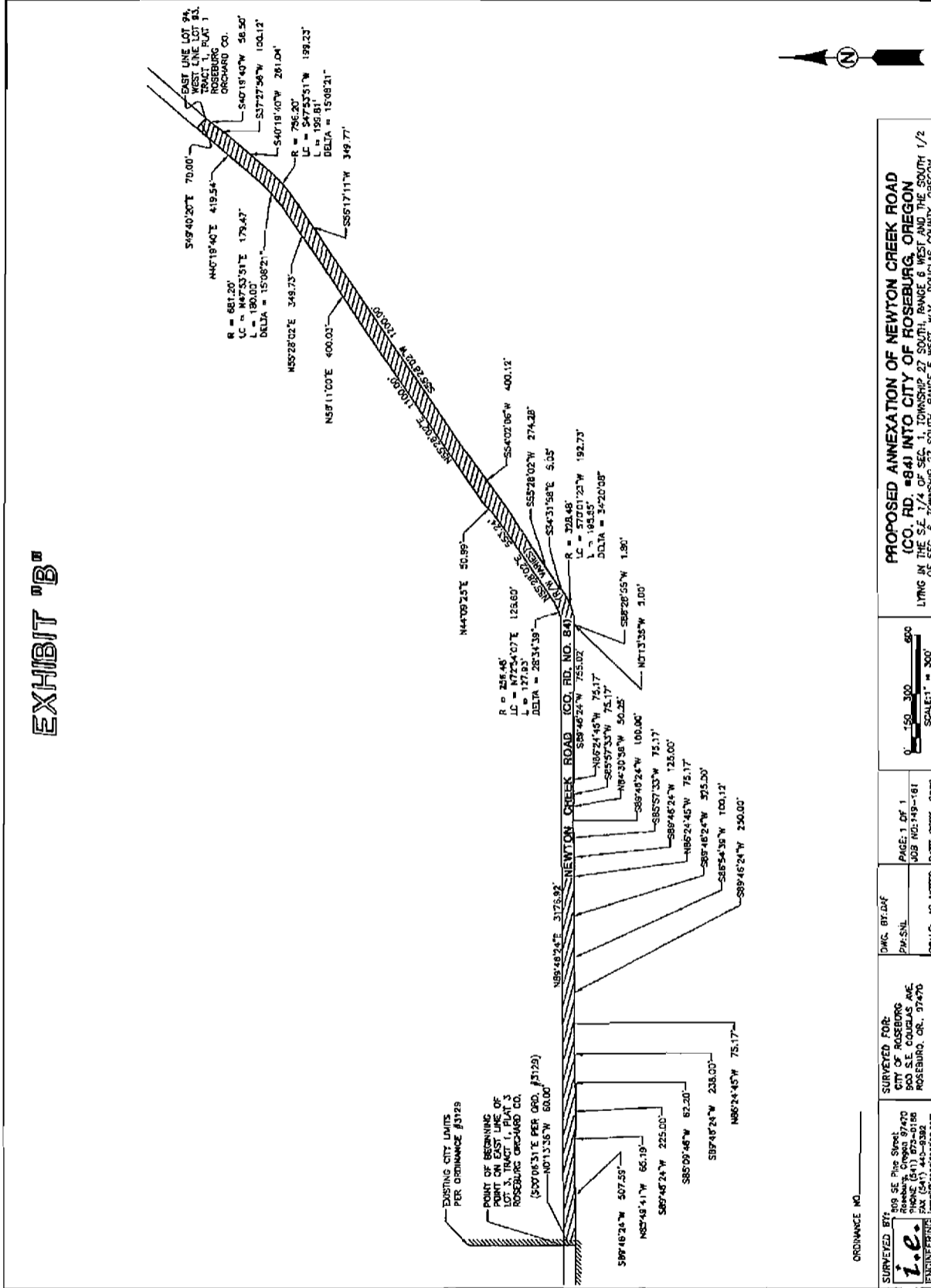
EXHIBIT "B"



GRANANCE NO. _____		SURVEYED FOR: CITY OF ROSEBURG 900 S.E. DONOLAS AVE. ROSEBURG, OR., 97170		PAGE 1 OF 1 JOB NO. 149-161		DATE: SEPT., 2009	
SURVEYED BY: i.e. ENGINEERING		DWG. BY: DAF		SCALE: AS NOTED		DATE: SEPT., 2009	
809 S.E. Pine Street Roseburg, OR 97170 PHONE (541) 440-3332 FAX (541) 440-3332 http://www.i.e-engineering.com		PAVSAL		SCALE: 1" = 100'		PROPOSED ANNEXATION TO CITY OF ROSEBURG, OREGON LYING IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	

EXHIBIT "A"

EXHIBIT "B"



Finding No. 6

Notice of this annexation was provided to Douglas County at least ten days prior to action by the City in keeping with the Urban Growth Management Agreement. Per a letter date October 1, 2009 from the Douglas County Planning Department there is no objection to the annexation.

Finding No. 7

The Planning Commission hereby identifies Oregon Revised Statutes ORS 222.120, ORS 222.125 and ORS 222.170(2), a Double Majority, as relevant section of State Law, which allows annexation of said property into the City municipal boundary.

Summarized, the annexation may take place when those that have consented represent a majority of the registers voters and a majority of the property owners in the area to be annexed.

Finding No. 8

The Planning Commission takes official notice of the records of the Community Development Department. The Planning Commission staff report prepared for evaluation of this application was reviewed and taken into consideration during the review process including all exhibits, letters and other data referenced and attached thereto and by reference are hereby made a part of the Commission's findings.

Finding No. 9

CONCLUSION

The subject property is located within the City's Urban Growth Boundary and is proposed to be developed at a level requiring urban services. The area to be annexed provides a contiguous extension of the existing City boundary and annexation of the identified territory complies with the applicable Comprehensive goals and policies.

Finding No. 10

RECOMMENDATION

Based on the above findings the proposed Annexation conforms to the guidelines and policies adopted by Resolution No. 2006-04; includes properties within the existing City of Roseburg Urban Growth Boundary; and is a logical extension of the existing City boundaries.

The proposed Zone Change complies with criteria set forth in the City of Roseburg Land Use and Development Ordinance Article 38, Section 3.30.100 Zone Change; are consistent with the existing County zone designation; are compatible with the Roseburg Urban Area Comprehensive Plan; and comply with Section 197.175 of the Oregon Revised Statutes.

Zone Change criterion No. 1 has been addressed through analysis of Comprehensive Plan Policies and Statewide Planning Goals. Analysis of Zone Change Criterion No. 2 finds the identified Multi-Family Residential (MR-14 and MR-18) zone as appropriate to implement the Medium Density Residential (MDR) Comprehensive Plan Land Use Map designation. Applicable laws will control subsequent development and the proposed zones are compatible with adjacent uses and fully implement the Comprehensive Plan.

2009 Annexation – Area Three Property information

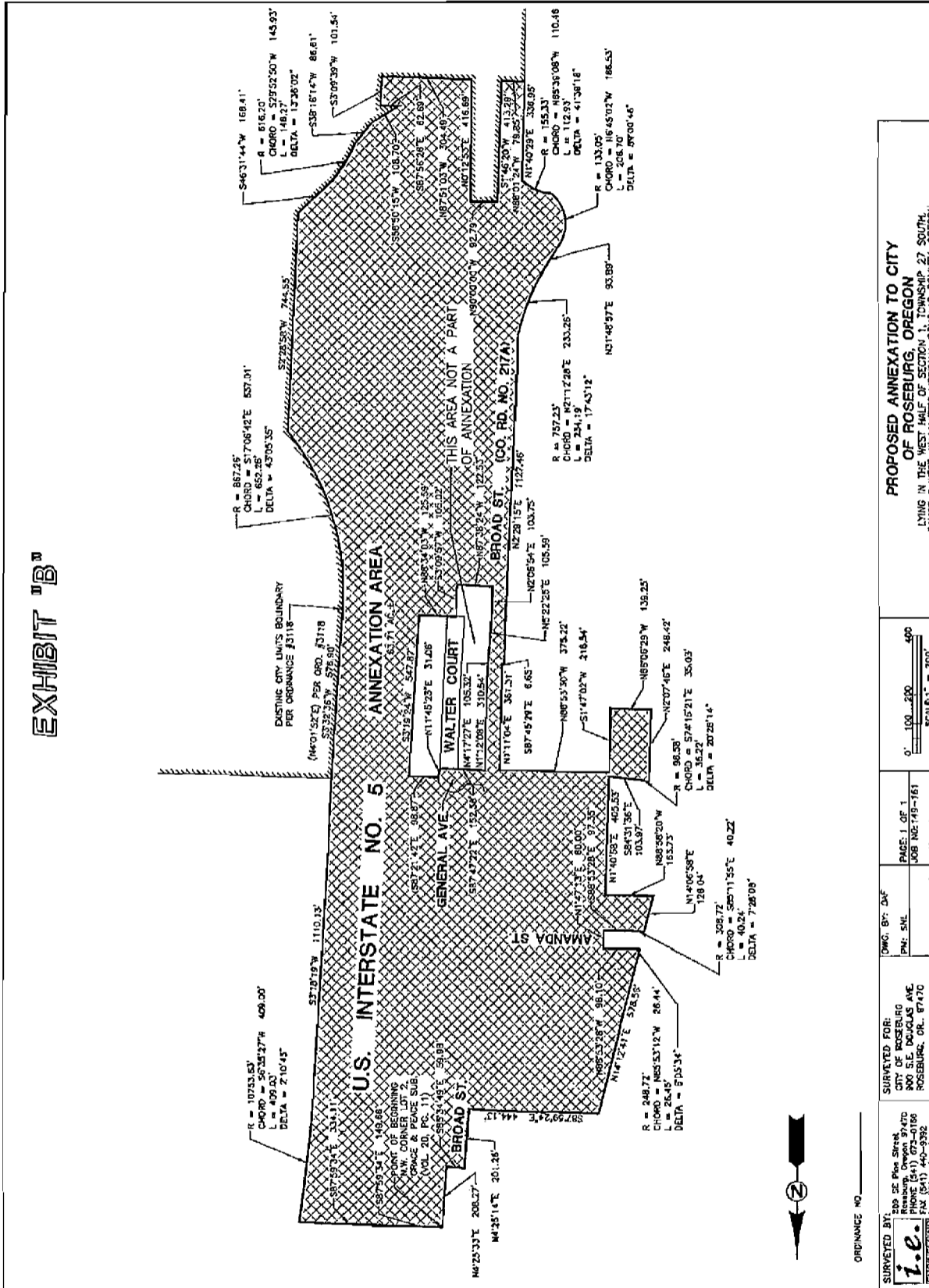
T	R	S	Lot	ID	Address	Unit Type	Lot Size	Comp Plan	DC zone	City Zone	
					CONSENTS						
27	06	1BA	300	R37828	3737 Broad	Manuf	.28	MDR	R-2	MR-14	
27	06	1BA	400	R37836	3725 Broad	Manuf	.27	MDR	R-2	MR-14	
27	06	1BA	500	R37844	3709 Broad	Manuf	.27	MDR	R-2	MR-14	
27	06	1BA	600	R37852	3693 Broad	Manuf	.27	MDR	R-2	MR-14	
27	06	1BA	700	R37860	3665 Broad	Manuf	.27	MDR	R-2	MR-14	
27	06	1BC	200	R71063	236 Amanda	Res	.19	MDR	R-1	MR-14	
27	06	1BC	1002	R71084	3432 Broad	Manuf	.78	MDR	R-1	MR-14	
27	06	1BD	500	R55177	130 Walter	Manuf	.19	MDR	R-1	MR-14	
27	06	1BD	501	R55184	Walter	Vac	.22	MDR	R-1	MR-14	
27	06	1BD	600	R55191	122 Walter	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	700	R55198	3459 Broad	Manuf	.21	MDR	R-1	MR-14	
27	06	1BD	800	R55205	3479 Broad 124 E Kristen	Manuf	.19	MDR	R-1	MR-14	
27	06	1BD	900	R55212	116 Kristen	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	1000	R55219	106 Kristen	Manuf	.25	MDR	R-1	MR-14	
27	06	1BD	1100	R55226	100 Kristen	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	1200	R55233	107 Kristen	Manuf	.22	MDR	R-1	MR-14	
27	06	1BD	1300	R55240	117 Kristen	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	1400	R55247	125 E Kristen	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	1500	R55254	3531 Broad	Manuf	.17	MDR	R-1	MR-14	
27	06	1BD	1600	R55261	110 Amanda	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	1700	R55268	102 Amanda	Manuf	.22	MDR	R-1	MR-14	
27	06	1BD	1800	R55275	109-101 Amanda	Manuf	.38	MDR	R-1	MR-14	
27	06	1BD	2000	R55282	125 Amanda	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	2100	R55289	3581 Broad	Manuf	.20	MDR	R-1	MR-14	
27	06	1BD	2200	R55296	104 Angela	Manuf	.22	MDR	R-1	MR-14	
27	06	1BD	2300	R55303	100 Angela	Manuf	.20	MDR	R-1	MR-14	
27	06	1BD	2400	R55310	105 Angela	Manuf	.22	MDR	R-1	MR-14	
27	06	1BD	2500	R55317	3611 Broad	Manuf	.17	MDR	R-1	MR-14	
27	06	1BD	2600	R55324	118 Cordelia 3627 Broad	Manuf	.19	MDR	R-1	MR-14	
27	06	1BD	2700	R55331	104 Cordelia	Manuf	.22	MDR	R-1	MR-14	
27	06	1BD	2800	R55338	100 Cordelia	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	3000	R55352	3659 Broad	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	3500	R55597	199 Cordelia	Manuf	.45	MDR	R-1	MR-14	
27	06	1BD	3900	R55569	164 Cordelia	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	4100	R55555	3610 Broad	Manuf	.17	MDR	R-1	MR-14	
27	06	1BD	4200	R55548	163 Angela	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	4300	R55541	177 Angela	Manuf	.17	MDR	R-1	MR-14	
27	06	1BD	4800	R55506	180 Angela	Manuf	.18	MDR	R-1	MR-14	
27	06	1BD	5200	R55478	167 Amanda	Manuf	.17	MDR	R-1	MR-14	

27	06	1BD	6100	R55415	3514 Broad 159 Kristen	Manuf	.17	MDR	R-1	MR-14
27	06	1BD	6400	R55394	201 Kristen	Manuf	.19	MDR	R-1	MR-14
27	06	1BD	6500	R55387	204 Kristen	Manuf	.18	MDR	R-1	MR-14
27	06	1BD	6700	R55373	184 Kristen	Manuf	.18	MDR	R-1	MR-14
27	06	1BD	6800	R55366	172 Kristen	Manuf	.17	MDR	R-1	MR-14
27	06	1BD	6900	R55359	3480 Broad 158 Kristen	Manuf	.17	MDR	R-1	MR-14
27	06	1BC	300	R71070	240 Amanda	Manuf	.18	MDR	R-1	MR-14
27	06	1CA	2702	R61358	3261 Broad	Res	.17	MDR	R-1	MR-14
27	06	1CA	2500	R61344	3223 Broad	Res	.26	MDR	R-1	MR-14
27	06	1CA	2400	R61414	3191 Broad	Res	.14	MDR	R-1	MR-14
27	06	1CA	2800	R61232	3295 Broad	Res	.58	MDR	R-1	MR-14
27	06	1CA	2701	R61351	3283 Broad	Manuf	.17	MDR	R-1	MR-14
					Consent	Lots 62	13.19			
					N-Consents	Lots 30	6.56			
					Right-of-Way		43.96			
					Totals	Lots 90	63.71			

bears North 6°45'02" West, 186.53 feet), 206.70 feet to a point; Thence North 31°48'57" East, 93.89 feet to a point; Thence along the arc of a 757.23 foot-radius non-tangent curve to the left (the long chord of which bears North 21°12'28" East, 233.26 feet), 234.19 feet to a point; Thence North 2°29'15" East, 1127.46 feet to a point; Thence South 87°45'29" East, 6.65 feet to a point; Thence North 1°11'04" East, 361.31 feet to a point on the South boundary of Parcel 1 of Partition Plat #1995-0078, plat records of Douglas County; Thence leaving said Westerly right-of-way line of Broad Street, along said South boundary of Parcel 1 the following courses: North 88°53'30" West, 375.22 feet to a point; Thence South 1°47'02" West, 218.54 feet to a point; Thence North 88°06'29" West, 139.25 feet to the Southwest corner of said Parcel 1; Thence leaving said South boundary, along the West line of said Parcel 1, North 2°07'46" East, 248.42 feet to the Northwest corner of said Parcel 1; Thence along the North line of said Parcel 1, along the arc of a 98.58 foot-radius non-tangent curve to the left (the long chord of which bears South 74°15'21" East, 35.03 feet), 35.22 feet to a point; Thence continuing along said North line, South 84°31'36" East, 103.97 feet to a point; Thence leaving said North line, along an extension of the East line of said Parcel 1 and the West boundary of West Brae Subdivision, as recorded in Volume 16, Page 42, plat records of Douglas County, North 1°40'58" East, 405.53 feet to a point on the West line of Lot 6, Block 2 of said West Brae; said point also being the Southeast corner of Parcel 1 of Partition Plat #1995-0040, plat records of Douglas County; Thence leaving said West boundary of West Brae, along the South boundary of said Partition Plat #1995-0040, North 88°58'20" West, 163.73 feet to the Southwest corner of Parcel 2 of said Partition Plat #1995-0040; Thence leaving said South boundary, along the West line of said Parcel 2, North 14°06'58" East, 126.04 feet to the Northwest corner of said Parcel 2; Thence along the North boundary of said Partition Plat #1995-0040 the following courses: Along the arc of a 308.72 foot-radius non-tangent curve to the left (the long chord of which bears South 85°11'55" East, 40.22 feet), 40.24 feet to a point; Thence South 88°53'28" East, 97.35 feet to the Northeast corner of said Parcel 1 and on the Southerly right-of-way line of Amanda Street (county road number 217D); Thence leaving said Southerly right-of-way, North 1°47'13" East, 60.00 feet to a point on the Northerly right-of-way line of said Amanda Street; Thence leaving said Northerly right-of-way, along the South line of Parcel 1 of Partition Plat #1993-0031, North 88°53'28" West, 98.10 feet to a point; Thence continuing along said South line, along the arc of a 248.72 foot-radius non-tangent curve to the right (the long chord of which bears North 85°53'12" West, 26.44 feet), 26.45 feet to the Southwest corner of said Parcel 1; Thence along the West boundary of said Partition Plat #1993-0031, North 14°12'41" East, 578.56 feet to the Northwest corner of Lot 21, Block 3 of said West Brae; Thence along the North boundary of said West Brae and the South boundary of said Grace & Peace Subdivision, South 87°59'42" East, 444.13 feet to a point on said Westerly right-of-way line of Broad Street; Thence along said Westerly right-of-way, North 4°25'14" East, 201.26 feet to the Northwest corner of the end of the dedicated right-of-way of said Broad Street; Thence along said end of dedicated right-of-way, South 85°34'49" East, 59.98 feet to the Northeast corner of said end of dedicated right-of-way and on the West line of Lot 4 of said Grace & Peace Subdivision; Thence along the West lines of Lots 2, 3 and 4 of said Grace & Peace Subdivision, North 4°25'33" East, 208.27 feet to the point of beginning and containing 67.04 acres, more or less.

EXCEPTING THEREFROM:

EXHIBIT "B"



ORDINANCE NO. _____

SUBMITTED BY: 289 SE Pine Street, Roseburg, Oregon 97470
i.e. Roseburg, Oregon 97470
 Roseburg, OR 97470
 PHONE: (541) 442-5282
 FAX: (541) 442-5282
 EMAIL: info@iengineering.com

DESIGNED FOR: SUBMITTED FOR: CITY OF ROSEBURG, 300 SE Douglas Ave, Roseburg, OR, 97470

DWG. BY: DAF
 PLOT: SML
 DATE: 08/11/09

SCALE: AS NOTED
 DATE: SEPT., 2009

SCALE: 1" = 200'
 0' 100' 200' 400'

PROPOSED ANNEXATION TO CITY OF ROSEBURG, OREGON
 LYING IN THE WEST HALF OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

Finding No. 5

The subject properties are adequately described and further detailed in the attached maps and charts that are applicable to annexation of territory.

Finding No. 6

Per the Urban Growth Management Agreement entered into by the City of Roseburg and Douglas County jurisdictional responsibility for local streets shall be transferred upon annexation. The City shall file a request to transfer jurisdictional responsibility of major collectors and arterials with Douglas County, which includes NE Stephens Street a designated Arterial.

Finding No. 7

Notice of this annexation was provided to Douglas County at least ten days prior to action by the City in keeping with the Urban Growth Management Agreement. Per a letter date October 1, 2009 from the Douglas County Planning Department there is no objection to the annexation.

Finding No. 8

The Planning Commission hereby identifies Oregon Revised Statutes ORS 222.120, ORS 222.125 and ORS 222.170(2), a Double Majority, as relevant section of State Law, which allows annexation of said property into the City municipal boundary.

Summarized, the annexation may take place when those that have consented represent a majority of the registers voters and a majority of the property owners in the area to be annexed.

Finding No. 9

The Planning Commission takes official notice of the records of the Community Development Department as well as all testimony presented at the public hearing. The Planning Commission staff report prepared for evaluation of this application was reviewed and taken into consideration during the review process including all exhibits, letters and other data referenced and attached thereto and by reference are hereby made a part of the Commission's findings.

Finding No. 10

CONCLUSION

The subject property is located within the City's Urban Growth Boundary and is proposed to be developed at a level requiring urban services. The area to be annexed provides a contiguous extension of the existing City boundary and annexation of the identified territory complies with the applicable Comprehensive goals and policies.

Finding No. 11

RECOMMENDATION

Based on the above findings the proposed Annexation conforms to the guidelines and policies adopted by Resolution No. 2006-04; includes properties within the existing City of Roseburg Urban Growth Boundary; and is a logical extension of the existing City boundaries.

2009 Annexation – Area Four Property information

T	R	S	Lot	ID	Address	Unit Type	Lot Size	Comp Plan	DC zone	City Zone
					CONSENT					
26	06	36DA	2200	R55873	4533 Stephens	MHP	4.94	MDR	R-2	MR-18
26	06	36DA	2701	R135289	Stephens & Kenneth Ford	INS	11.98	IND	PR	PR
				R55908						
26	06	36DD	107	R135665						
26	06	36DA	2704	R122522	Jerry's Drive	INS	1.22	IND	PR	PR
26	06	36DA	2710	R121372	405 Jerry's Dr	INS	0.23	IND	PR	PR
26	06	36DA	2711	R135290	150 Kenneth Ford	INS	0.83	IND	PR	PR
26	06	36DA	2708	R130863	410 Jerry's Dr	INS	0.54	IND	PR	PR
26	06	36DA	2709	R132008	280 Kenneth Ford	INS	0.85	IND	PR	PR
26	06	36DA	2707	R130862	284 Kenneth Ford	INS	0.85	IND	PR	PR
					NON-CONSENTS					
26	06	36DA	2800	R55845 R55880	0 Stephens	MHP	5.00	MDR	R-2	MR-18
26	06	36DA	2300	R55929	4483 Stephens	SF	1.03	MDR	R-1	MR-14
26	06	36DA	2400	R55915	4453 Stephens	SF	1.06	MDR	R-1	MR-14
26	06	36DA	2500	R55922	4423 Stephens	SF	0.73	MDR	R-1	MR-14
					Consents	8 Lots	21.44			
					Non-Consents	4 Lots	7.82			
					Rights-of-Way		7.62			
					Total	12 Lots	37.58			

of said Parcel 3 of Instrument Number 2005-27284; Thence along the line common to said Parcels 1 and 3, North 1°42'00" East, 426.23 feet to the Northwest corner of said Parcel 3; said corner also being the Northeast corner of said Parcel 1; Thence along the North line of said Parcel 3, South 87°56'20" East, 417.55 feet to a point; Thence continuing along said North line of Parcel 3, South 86°50'38" East, 93.92 feet to the point of beginning and containing 34.49 acres, more or less.

EXHIBIT "A"
2009 ANNEXATION – AREA FOUR
MAP TWO

A portion of Northeast Stephens Street (U.S. Highway #99) lying in the Southeast Quarter of Section 36, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Partition Plat #2009-0040, plat records of Douglas County; said corner being on the Easterly right-of-way line of said Northeast Stephens Street; Thence leaving said Easterly right-of-way of Northeast Stephens Street, along the extension of the Northerly right-of-way line of Kenneth Ford Drive, South 75°38'06" West, 176.99 feet to a point on the Westerly right-of-way line of said Northeast Stephens Street; Thence along said Westerly right-of-way line the following courses: North 19°35'28" West, 337.78 feet to a point; Thence North 2°42'54" West, 123.41 feet to a point; Thence along the arc of a 889.67 foot-radius curve to the right (the long chord of which bears North 13°01'43" West, 118.73 feet), 118.82 feet to a point; Thence North 2°23'19" East, 635.83 feet to a point at the intersection of said Westerly right-of-way and the extension of the North line of that land described as Parcel 2 in Instrument Number 2005-27284, deed records of Douglas County; Thence leaving said Westerly right-of-way, along said extension of said North line of Parcel 2 of Instrument Number 2005-27284, South 87°44'14" East, 84.00 feet to a point at the intersection of said North line of Instrument Number 2005-27284 and said Easterly right-of-way line of Northeast Stephens Street; Thence along said Easterly right-of-way line the following courses: South 2°23'19" West, 472.08 feet to a point; Thence along the arc of a 787.67 foot-radius curve to the left (the long chord of which bears South 10°57'17" East, 334.29 feet), 336.85 feet to a point; Thence South 26°05'01" East, 328.64 feet to a point; Thence South 20°21'35" East, 53.34 feet to the point of beginning and containing 3.09 acres, more or less.

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

IN THE MATTER OF THE APPLICATION INITIATED
BY THE CITY OF ROSEBURG TO ANNEX INTO)
THE CITY TERRITORY CONTIGUOUS TO THE)
CURRENT CITY LIMITS AND WITHIN THE)
ROSEBURG URBAN GROWTH BOUNDARY AND)
GRANT A CONCURRENT ZONE CHANGE FOR AN)
AREA KNOWN AS 2009 ANNEXATION – ISLAND)
ONE AND FURTHER DETAILED BY THE)
ATTACHED CHART AND MAP, ANNEXING 13.71)
ACRES, MORE OR LESS OF PROPERTY AND)
ASSOCIATED RIGHT-OF-WAY LOCATED EAST)
OF NE STEPHENS STREET AND SOUTH OF)
NEWTON CREEK ROAD AND REPLACE THE)
CURRENT COUNTY ZONE WITH A CITY)
DESIGNATION AS DETAILED BY THE ATTACHED)
CHART AND MAP AND FURTHER DESCRIBED)
HEREIN.)

**FINDINGS OF FACTS
AND DECISION**

FILE NO. AN-09-2/ZC-09-3

ISLAND ONE

Finding No. 1

This matter came before the Planning Commission for public hearing on November 16, 2009, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

This application was initiated per City Council Resolution No. 2006-04 and in compliance with the Oregon Revised Statutes (ORS 222.120 and 222.750).

Finding No. 3

Notice of the public hearing was mailed to affected property owners a minimum of 20 days before the public hearing and notice was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all parties to be involved in the planning process through the public hearing.

Finding No. 4

The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.

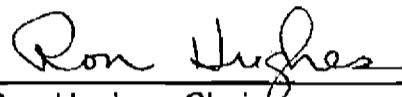
Finding No. 5

The subject properties are adequately described and further detailed in the attached maps and charts that are applicable to annexation of territory.


laws will control subsequent development and the proposed zones are compatible with adjacent uses and fully implement the Comprehensive Plan.

THE FOREGOING FINDINGS OF FACT SUPPORT THE REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND **APPROVAL** TO THE CITY COUNCIL OF FILE NO. AN-09-2/ZC-09-3 ANNEXING THE IDENTIFIED TERRITORY KNOWN AS 2009 ANNEXATION – ISLAND ONE, GRANTING A CONCURRENT ZONE CHANGE AS DETAILED IN THE ATTACHMENT AND DESCRIBED HEREIN.

DATED THIS 16th DAY OF *November*, 2009



Ron Hughes, Chair



Brian Davis, Director
Community Development

Planning Commission Members:
Ron Hughes, Chair
Patrick Parson, Vice Chair - *No*
Knut Trovik
John McDonald
Harvey Lopez
Mychal Fox - *No*
Meagan Conry - *Absent*

EXHIBIT "A"
2009 ANNEXATION – ISLAND ONE

A parcel of land lying in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 18, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the Northerly right-of-way line of Russell Street; Thence along said Northerly right-of-way line, South 89°37'56" West, 665.14 to the corner common to Lots 11 and 12, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the existing North Roseburg city limits boundary; Thence along said existing North Roseburg city limits boundary the following courses: Along the line common to Lots 11, 12, 2 and 3 of said Block 2, Poplar Home Sites, North 0°12'31" West, 168.86 feet to the corner common to Lots 2 and 3 of said Block 2, Poplar Home Sites; said corner also being on the Southerly right-of-way line of Sterling Drive; Thence along said Southerly right-of-way line of Sterling Drive, South 89°36'15" West, 139.80 feet to a point on said Easterly right-of-way of Northeast Stephens Street; Thence leaving said Southerly right-of-way line of Sterling Drive, along said Easterly right-of-way line of Northeast Stephens Street, North 6°01'16" West, 42.15 feet to a point on the Northerly right-of-way line of said Sterling Drive; Thence leaving said Easterly right-of-way line of Northeast Stephens Street, along said Northerly right-of-way of Sterling Drive, North 89°33'18" East, 144.00 feet to the corner common to Lots 11 and 12, Block 1 of said Poplar Home Sites; Thence leaving said Northerly right-of-way, along the line common to Lots 11,12,2 and 3 of said Block 1, Poplar Home Sites, North 0°24'46" East, 153.00 feet to a point on the Southerly right-of-way line of Newton Creek Road (County Road Number 84); Thence along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 662.94 feet to a point; Thence leaving said North Roseburg city limits boundary and continuing along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 451.97 feet to a point; Thence leaving said Southerly right-of-way of Newton Creek Road, along the East line of that land described in Instrument Number 2008-006788, deed records of Douglas County, South 0°22'39" East, 142.30 feet to a point on the North line of that land described in Instrument Number 1992-03154, deed records of Douglas County; Thence along said North line, South 89°51'40" East, 15.24 feet to the Northeast corner of said Instrument Number 1992-03154; Thence along the East line of said Instrument Number 1992-03154, South 1°05'00" East, 609.13 feet to the Southeast corner of said Instrument Number 1992-03154; Thence along the South line of said Instrument Number 1992-03154, North 89°49'33" West, 471.28 feet to the Southwest corner of said Instrument Number 1992-03154; Thence along the West line of said Instrument Number 1992-03154, North 0°57'42" West, 385.90 feet to the point of beginning and containing 13.71 acres, more or less.

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

IN THE MATTER OF THE APPLICATION INITIATED
BY THE CITY OF ROSEBURG TO ANNEX INTO)
THE CITY TERRITORY CONTIGUOUS TO THE)
CURRENT CITY LIMITS AND WITHIN THE)
ROSEBURG URBAN GROWTH BOUNDARY AND A)
GRANT CONCURRENT ZONE CHANGE FOR AN)
AREA KNOWN AS 2009 ANNEXATION – ISLAND)
TWO AND FURTHER DETAILED BY THE)
ATTACHED CHART AND MAP, ANNEXING 6.32)
ACRES, MORE OR LESS OF PROPERTY AND)
ASSOCIATED RIGHT-OF-WAY LOCATED EAST)
OF NE VINE STREET AND NORTH OF MEADOW)
AVENUE AND REPLACE THE CURRENT COUNTY)
ZONE WITH A CITY DESIGNATION DETAILED BY)
THE ATTACHED CHART AND MAP AND FURTHER)
DESCRIBED HEREIN.)

**FINDINGS OF FACTS
AND DECISION**

FILE NO. AN-09-2/ZC-09-3

ISLAND TWO

Finding No. 1

This matter came before the Planning Commission for public hearing on November 16, 2009, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

This applicant was initiated per City Council Resolution No. 2006-04 and in compliance with the Oregon Revised Statutes (ORS 222.120 and 222.750).

Finding No. 3

Notice of the public hearing was mailed to affected property owners a minimum of 20 days before the public hearing and notice was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all parties to be involved in the planning process through the public hearing.

Finding No. 4

The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.

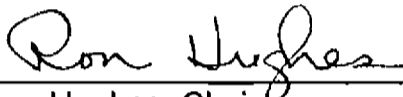
Finding No. 5

The subject properties are adequately described and further detailed in the attached maps and charts that are applicable to annexation of territory.


development and the proposed zones are compatible with adjacent uses and fully implement the Comprehensive Plan.

THE FOREGOING FINDINGS OF FACT SUPPORT THE REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND **APPROVAL** TO THE CITY COUNCIL OF FILE NO. AN-09-2/ZC-09-3 ANNEXING THE IDENTIFIED TERRITORY KNOWN AS 2009 ANNEXATION – ISLAND TWO, GRANTING A CONCURRENT ZONE CHANGE AS DETAILED ON THE ATTACHED AND FURTHER DESCRIBED HEREIN.

DATED THIS 16th DAY OF *November*, 2009



Ron Hughes, Chair



Brian Davis, Director
Community Development

Planning Commission Members:

Ron Hughes, Chair
Patrick Parson, Vice Chair - *No*
Knut Trovik
John McDonald
Harvey Lopez
Mychal Fox - *No*
Meagan Conry - *Absent*

EXHIBIT "A"
2009 ANNEXATION – ISLAND TWO

A parcel of land lying in the Northeast Quarter of Section 12, Township 27 South, Range 6 West and in the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Block 3, Mulder Tract, as recorded in Volume 9, Page 36, plat records of Douglas County; said point also being on the Easterly right-of-way line of Vine Street; Thence along said Easterly right-of-way line of Vine Street, West boundary of said Block 3 and the West boundary of Block 3, J. Thomas Kerr Tracts, as recorded in Volume 8, Page 24, plat records of Douglas County, South 2°07'00" West, 490.00 feet to a point at the Southwest corner of said Block 3, J. Thomas Kerr Tracts; said point also being on the Northerly right-of-way line of Meadow Lane; Thence along said Northerly right-of-way line of Meadow Lane and the South line of said Block 3, J. Thomas Kerr Tracts, South 87°56'00" East, 410.00 feet to the Southeast corner of Lot 8 of said Block 3, J. Thomas Kerr Tracts; Thence leaving said Northerly right-of-way line of Meadow Lane, along the East line of said Lot 8, Block 3, J. Thomas Kerr Tracts, North 2°07'00" East, 155.00 feet to a point on the North line of said Block 3, J. Thomas Kerr Tracts; said point also being on the South line of said Block 3, Mulder Tract; Thence along said line, South 87°56'00" East, 219.92 feet to a point at the Northeast corner of said Block 3, J. Thomas Kerr Tracts and the Southeast corner of said Block 3, Mulder Tract; Thence along the East line of said Block 3, Mulder Tract, North 2°47'00" East, 335.02 feet to the Northeast corner of said Block 3, Mulder Tract; Thence along the North line of said Block 3, Mulder Tract, North 87°56'00" West, 633.82 feet to the point of beginning and containing 6.32 acres, more or less.

BEFORE THE PLANNING COMMISSION
OF THE CITY OF ROSEBURG

IN THE MATTER OF THE APPLICATION INITIATED)
BY THE CITY OF ROSEBURG TO ANNEX INTO)
THE CITY TERRITORY CONTIGUOUS TO THE)
CURRENT CITY LIMITS AND WITHIN THE)
ROSEBURG URBAN GROWTH BOUNDARY AND)
GRANT A CONCURRENT ZONE CHANGE FOR AN)
AREA KNOWN AS *2009 ANNEXATION – ISLAND)
THREE* AND FURTHER DETAILED BY THE)
ATTACHED CHART AND MAP, ANNEXING 3.31)
ACRES, MORE OR LESS OF PROPERTY AND)
ASSOCIATED RIGHT-OF-WAY LOCATED)
ADJACENT TO WALTER COURT EAST OF)
BROAD STREET AND REPLACE THE CURRENT)
COUNTY ZONE WITH A CITY DESIGNATION AS)
DETAILED BY THE ATTACHED CHART AND MAP)
AND FURTHER DESCRIBED HEREIN.)

FINDINGS OF FACTS
AND DECISION

FILE NO. AN-09-2/ZC-09-3

ISLAND THREE

Finding No. 1

This matter came before the Planning Commission for public hearing on November 16, 2009, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

This application was initiated per City Council Resolution No. 2006-04 and in compliance with the Oregon Revised Statutes (ORS 222.120 and 222.750).

Finding No. 3

Notice of the public hearing was mailed to affected property owners a minimum of 20 days before the public hearing and notice was given by publication in the News-Review, a newspaper of general circulation, at least 10 days prior to the date of the hearing. Opportunities were provided for all parties to be involved in the planning process through the public hearing.

Finding No. 4

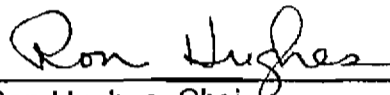
The Planning Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, as both may have been amended from time-to-time.

Finding No. 5

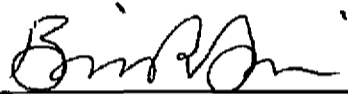
The subject properties are adequately described and further detailed in the attached maps and charts that are applicable to annexation of territory.

THE FOREGOING FINDINGS OF FACT SUPPORT THE REQUEST FOR THE PLANNING COMMISSION TO RECOMMEND **APPROVAL** TO THE CITY COUNCIL OF FILE NO. AN-09-2/ZC-09-3 ANNEXING THE IDENTIFIED TERRITORY KNOWN AS 2009 ANNEXATION – ISLAND THREE, GRANTING A CONCURRENT ZONE CHANGE DETAILED IN THE ATTACHMENT AND FURTHER DESCRIBED HEREIN.

DATED THIS 16th DAY OF *November*, 2009



Ron Hughes, Chair



Brian Davis, Director
Community Development

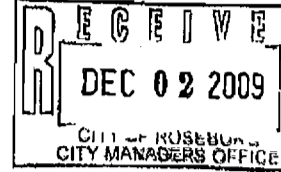
Planning Commission Members:
Ron Hughes, Chair
Patrick Parson, Vice Chair - *No*
Knut Trovik
John McDonald
Harvey Lopez
Mychal Fox - *No*
Meagan Conry - *Absent*

EXHIBIT "A"
2009 ANNEXATION – ISLAND THREE

A parcel of land lying in the West Half of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of that land described in Instrument Number 2007-20138, deed records of Douglas County; said corner being on the Easterly right-of-way line of Broad Street (county road number 217A); Thence leaving said Easterly right-of-way, along the North boundary of said Instrument Number 2007-20138 the following courses: South 87°47'22" East, 152.58 feet to a point on the Easterly right-of-way line of Walter Court (county road number 217B); Thence leaving said Easterly right-of-way, North 11°45'23" East, 31.06 feet to a point; Thence South 87°21'42" East, 98.87 feet to the Northeast corner of said Instrument Number 2007-20138; Thence along the East boundary of Palos Verde Subdivision, as recorded in Volume 10, Page 35, plat records of Douglas County; said East line also being the Westerly right-of-way line of U.S. Interstate Number 5, South 3°19'24" West, 547.87 feet to the Southeast corner of Lot 5 of said Palos Verde; Thence leaving said Westerly right-of-way line of Interstate 5, along the South line of said Lot 5; said South line also being the North line of Parcel 2 of Partition Plat #2008-0009, plat records of Douglas County, North 88°34'03" West, 125.59 feet to the Northwest corner of said Parcel 2; Thence along the West boundary of said Partition Plat #2008-0009, South 3°09'57" West, 105.02 feet to the Southwest corner of Parcel 1 of said Partition Plat #2008-0009; Thence leaving said West boundary, along the South line of a portion of vacated right-of-way of said Walter Court and the South line of Lot 6, Block A of said Palos Verde, North 87°38'24" West, 122.53 feet to a point on said Easterly right-of-way line of Broad Street; Thence along said Easterly right-of-way line the following courses: North 2°06'54" East, 103.75 feet to a point; Thence North 5°22'25" East, 105.59 feet to a point; Thence North 4°17'27" East, 105.32 feet to a point; Thence North 1°12'08" East, 310.54 feet to the point of beginning and containing 3.33 acres, more or less.

December 4, 2009



Roseburg City Council
900 S. Douglas Avenue
Roseburg, Or. 97470

TO WHOM IT MAY CONCERN:

We are writing to address the proposed annexation of the Newton Creek Area into the City.

We are concerned about this proposal in that it comes at a very critical time to proceed with the annexation into the City. With our country in distress at this time -- and our government in the recession -- it seems as though the Council is not using appropriate judgment or wise judgment at this time.

Our government sent out a stimulus check to everyone which only put a small portion of frosting on the cupcake. Now seniors are getting the message that we will not even get one or two percent increases in Social Security and the government even proposes a cut in our Medicare Health Plan Benefits.

Having worked in the Medical Field for over 15 years and seen how the seniors struggled to get their medical bills paid back in the late 1990's, my spouse and I do not feel that our local government -- City of Roseburg -- would be making a wise decision at this point and time to proceed with annexing any of the above mentioned properties into the City.

We are praying that our City Council Members will wake up and realize that this is not the time to put our world in a more stressful situation.

Sincerely,

Handwritten signature in cursive script that reads "Dan and Wilma Adkins".

Dan and Wilma Adkins
423 NE Kirby
Roseburg, OR 97470

water service is provided to these properties subject to owners signing an agreement consenting to annex once the property complies with State of Oregon Revised Statutes (ORS) guidelines for annexation.

City Council Resolution No. 2006-04 provides City guidelines for annexation. This Resolution addresses when, where and under what circumstances annexation should occur. Assessments are done periodically to determine when properties that have signed and executed Consent to Annex agreements meet ORS provisions and City guidelines to proceed with annexation. This was last done in 2006 when approximately 27 acres were annexed. Staff completed an updated assessment in April of this year which was presented to the City Council initiating this legislative action.

STATE OF OREGON REVISED STATUTE

State ORS 222.120 defines how to proceed with annexation without election. A key requirement is the property must be contiguous to the existing City boundary and be within the City's Urban Growth Boundary. Properties are considered to be contiguous when separated only by a public right-of-way or stream, bay, lake or other body of water (ORS 222.111(1)). Annexation of contiguous properties can proceed without an election if:

- The property owner consents agreeing to the annexation and it is a logical extension of the existing City boundary; and
- Non-consenting properties can be included in an annexation territory if those properties form a contiguous territory and the non-consenting properties meet the double/triple majority test:

Triple Majority (ORS 222.170(1)) requires:

- Those consenting represent a majority of the property owners in the area to be annexed; and
- Those consenting own a majority of the land area to be annexed; and
- The land area owned by those consenting has an assessed value that equals more than half of the assessed value of the total area to be annexed.

Double Majority (ORS 222.170 (2)) requires:

- Those consenting represent a majority of the registered electors in the area to be annexed; and
 - Those consenting own a majority of the land area to be annexed.
- Islands can be annexed and are defined as property completely surrounded by existing City boundaries. (ORS 222.750(2)). Other factors that apply to island annexation are:

- Public Safety (Police/Fire);
- Emergency Medical Response;
- Public Works – water service/storm drainage/street maintenance; and
- Community Development – Zoning/Land Use regulations/Code compliance.

As the primary urban service provider, it is appropriate for the City of Roseburg to have a greater role in steering and managing the development of these areas. With annexation there is the ability to identify a single service provider, as well as enhancing and stabilizing the area services.

In addition to urban services, annexation gives property owners and residents the right to vote on local issues which directly affect properties in the UGB outside the City limits. Residents will also be eligible to serve on City commissions and/or seek local office.

ANNEXATION

ORS 197.175 state that "Cities...shall exercise their planning and zoning responsibilities, including, but not limited to, a city ...boundary.....change...." Oregon Administrative Rule (OAR) 600-014-0060 further provides that annexations made in compliance with an acknowledged comprehensive plan shall be considered to have been made in accordance with the Statewide Planning Goals. If a Comprehensive Plan provides for annexation then local governments are to apply the plan's policies to the annexation decisions in lieu of Statewide Planning Goals. The Comprehensive Plan provides the relevant guidance needed for annexation within the Housing Element, Energy Conservation, Public Facilities, Land Use and Urbanization Element under policies for Urban Growth/Residential, and Transportation.

Comprehensive Plan Policies

Housing

Residential designations outside the City limits within the UGB are to be implemented as agreed upon by the City and Douglas County. An adequate supply of land is to be provided for all ranges of housing types.

Properties within the UGB are subject to the City of Roseburg Urban Area Comprehensive Plan Land Use Map designations, which are recognized as being at a density and having services available that are of an urban nature. Being identified at an urban level the areas represent an appropriate and logical extension of the City limits. In addition, annexation should occur to correct existing inconsistencies of the City's borders and include unincorporated islands and peninsulas.

The existing Comprehensive Plan Land Use Map designations will be not altered by this action; in order to replace the existing County Zone with an appropriate City zone designation, Zone Changes are being processed. In all cases the zone designation recommended is consistent with and similar to the current County designations and are in conformance with the Comprehensive Plan Land Use Map. The proposed zones will preserve the existing uses, allowing for continuation, maintenance and improvements to assure the on-going availability.

at his cost for appropriate service facilities to accommodate said development. Annexation of these contiguous properties and islands will facilitate the timely, orderly and efficient utilization of public facilities and services, based on standards in master planning documents (Water, Sewer, Storm Drainage, Parks and Public Facilities) adopted by the City Council.

Additionally, City Council Resolution 2006-04 provides policies and guidelines for future annexations and notes that the City's UGB defines the areas where urban level of services will occur. Annexations of existing unincorporated territories should occur as soon as practical.

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 and programs 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 properties, based on their 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

Comprehensive Plan policies encourage use of existing roadway systems and that adequate provisions are made for needed parking and circulation. The areas to be annexed will continue to use the existing roadway system. Rights-of-way exist to meet the transportation needs within the areas. Programs are in place that can provided for any needed roadway upgrades via new development, local improvements districts or other potential funding sources. Standards for evaluating traffic that may be generated by new development are contained in the Land Use and Development Ordinance, as well as provisions for roadway improvements and on-site parking use.

ZONE CHANGE

Land Use and Development Ordinance (LUDO) Section 3.38.400 provides that annexed areas shall retain their existing zoning classification until they are rezoned to a City designation. LUDO Section 2.060 provides for concurrent processing of land use applications; thus, it is appropriate to consider the Annexation and concurrent Zone Change. Zone Changes are subject to the criteria provided in LUDO Section 3.38.100 as follows:

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

In addition to the previously provided information, further analysis of the Comprehensive Plan find the following:

- A. The subject properties are within the Roseburg Urban Growth Boundary and are designated by the Roseburg Urban Area Comprehensive Plan Map as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), and in limited areas Commercial (COM), Industrial (IND) or

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. The Comprehensive Plan is implemented via the adopted 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 applicable State regulations.

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 public process and the Commission may include one member who resides outside the city limits.

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

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

As noted above the City of Roseburg has adopted a Comprehensive Plan, which is "acknowledged" by the State of Oregon. This Plan was again acknowledged through Periodic Review in 1992 and is coordinated and adopted by Douglas County for the unincorporated area located within the City UGB. (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.) 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 Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996.) Both the Comprehensive Plan and LUDO have been amended from time-to-time.

Additionally, City Council Resolution 2006-04 provides policies and guidelines for future annexations and notes that the City's UGB defines the areas where urban level of services will occur. Annexations of existing unincorporated UGB territories should occur as soon as practical and in conjunction with urban development such as that existing. The subject properties are located within the City of Roseburg's adopted Urban Growth Boundary and consistent with City Council Resolution No. 2006-04; annexation in conjunction with urban development is appropriate.

Both the Comprehensive Plan and State law provide that upon annexation to the City, the zoning of the annexed territory shall be changed to conform to the land use designation prescribed by the Comprehensive Plan. As indicated in previous sections of this report, the properties are within the City UGB and more specifically the subject areas are designated LDR, MDR, HDR, COM, IND and PSP.

The physical characteristics of the properties, the availability of necessary and appropriate public facilities and services, adequate access and accessibility to local transportation facilities, absence of potential hazards to the site from flooding, unstable geology, etc., and compatibility with adjacent and nearby land use activities, eliminates concerns that cannot be adequately mitigated under LUDO if, and when, future development should occur.

Specific findings addressing the public health, safety and welfare aspects of changing the zones on the subject properties are included in preceding sections of this report. Those findings demonstrate there is a sufficient level of public services and facilities available to the properties. 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 zone changes 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 changes 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 and can be provided in a timely, orderly and efficient manner. Public roads in the area are adequate to accommodate current and future improvements to handle any potential additional traffic resulting from the zone changes.

Criteria No. 3 – The rezone is consistent with the safety and performance measures of the transportation system.

When practical the existing circulation system should be used to serve development. Transportation facilities are to be designed and constructed to minimize noise, energy consumption, neighborhood disruption, costs and social, environmental and institutional disruptions and to encourage the use of public transit, bikeways and walkways. Traffic movements on arterials should be limited or controlled wherever possible. Development is to be sited and constructed to accommodate and encourage transit service. LUDO access improvement standards, as well as parking requirements assure that specific design details are met as a part of any development proposal. Additionally, any development approval is subject to the standards and regulations of LUDO which includes requirements for developments.

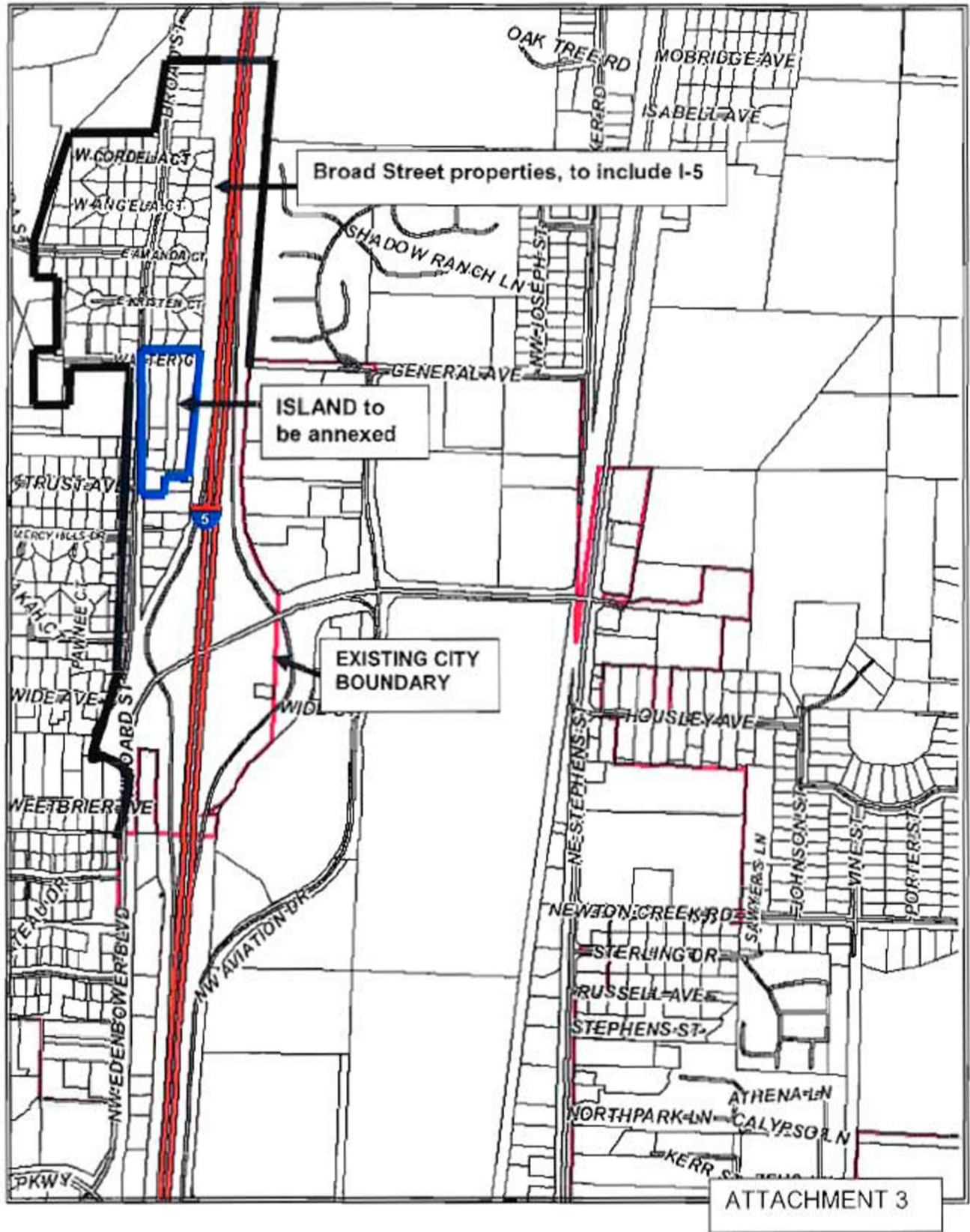
CONCLUSION

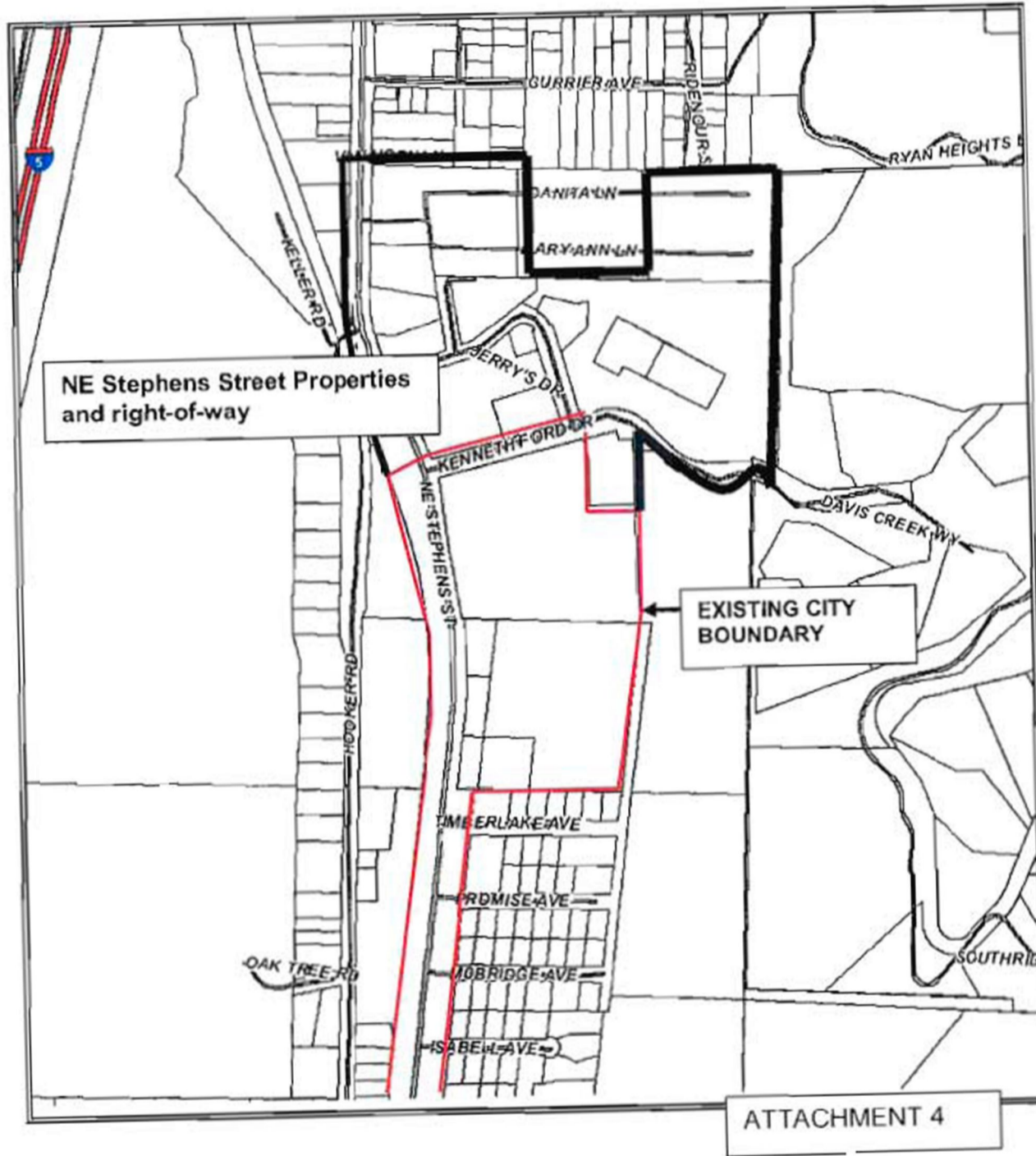
Based on the above findings the proposed Annexations conform to the guidelines and policies adopted by Resolution No. 2006-04, are within the existing City of Roseburg Urban Growth Boundaries, and are a logical extension of the existing City boundaries.



ATTACHMENT 1







December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

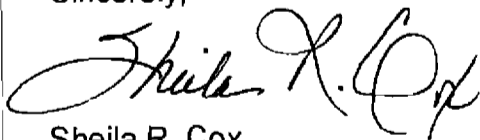
Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3324, annexing 37.91 acres of property and associated right-of-way located east of NE Stephens Street at NE Russell Avenue to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed, along with Exhibits "A-1", "A-2" and "A-3" (describing the property) and Exhibits "B-1", "B-2" and "B-3" (maps showing the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as file #DOR-P335-2009. The ordinance will be forwarded to the Secretary of State's Office for filing on January 28, 2010 (thirty days following adoption) and become effective upon acceptance. You will be notified of the exact effective date after this office receives verification from the Secretary of State's Office. The ordinance will be recorded with the Douglas County Clerk's Office after it has been accepted by the Secretary of State. Final approval of the description of the subject property will then be requested from the Department of Revenue (DOR), Cartographic Division.

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Multi-Family (R-2), General Commercial (C-3) and Public Reserve (PR) and the annexation will result in a zone change to City designations of Multi-Family Residential (MR-29), General Commercial (C-3) and Public Reserve respectively. This annexation will increase the City's population by approximately 245 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

ORDINANCE NO. 3324

AN ORDINANCE ANNEXING 37.91 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED EAST OF NE STEPHENS STREET AT NE RUSSELL AVENUE; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DIRECTING THE FILING OF A TRANSCRIPT WITH THE SECRETARY OF STATE

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.170(1), a Triple Majority.
4. The subject properties are lands contiguous to the City boundary and therefore a logical extension of the City boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as adopted by City Council Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996
9. The City Council takes note of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, establishing procedures for hearing a Zone Change.

27	06	12AA	2700	R43988	2621 NE Stephens St	C-3	C-3
27	06	1DD	10300	R72165	641 NE Newton Creek Rd	R-2	MR-29
27	06	1DD	10400	R72172	2982 NE Vine St	R-2	MR-29
27	05	07BB	4100	R72088	Vine St	PR	PR

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

SECTION 5. This annexation is made pursuant to the provisions of ORS 222.120, 222.125, and 222.170(1) a legislative annexation without election by City electors; for which a public hearing was conducted.

SECTION 6. The subject property is hereby withdrawn from Douglas County Fire District No. 2 on the effective date of the annexation. The City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.


SECTION 7. The Recorder of the City of Roseburg shall make and submit to the Douglas County Assessor and the Oregon Department of Revenue the required legal description of the territory annexed (attached hereto as Exhibits "A-1", "A-2" and "A-3") and accurate maps showing the annexed territory (attached as Exhibits "B-1", "B-2" and "B-3") as required by ORS 308.225.

SECTION 8. The City Council hereby amends the Roseburg Zoning Map by applying the identified zones to the subject properties, as shown by the list herein made part of this Ordinance.

SECTION 9. The Recorder of the City of Roseburg shall submit to the Secretary of State of Oregon for filing, copies of the ordinance and all other instruments required so to be filed with the Secretary of State to evidence the annexation and to advise the effective date thereof; the effective date shall be the date upon which papers are filed with the Secretary of State.

ADOPTED BY THE CITY COUNCIL THIS 28th DAY OF DECEMBER, 2009.

APPROVED BY THE MAYOR THIS 28th DAY OF DECEMBER, 2009.


 MAYOR PRO-TEM

ATTEST:

 SHEILA R. COX, CITY RECORDER

the East line of said Lot 10, Hewitt Heights; Thence leaving said Westerly right-of-way of Vine Street, along the Southerly boundary of said Lot 10, South 57°20'15" West, 102.76 feet to a point on the Northerly right-of-way line of Atkinson Court; Thence along said Northerly right-of-way, along the arc of a 50.00 foot-radius curve to the left (the long chord of which bears North 56°10'55" West, 39.91 feet), 41.05 feet to the Southwest corner of said Lot 10; Thence leaving said Northerly right-of-way of Atkinson Court, along the West line of said Lot 10, North 10°17'19" East, 90.35 feet to the point of beginning and containing 37.37 acres, more or less.

EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 18, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the Northerly right-of-way line of Russell Street; Thence along said Northerly right-of-way line, South 89°37'56" West, 665.14 to the corner common to Lots 11 and 12, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the existing North Roseburg city limits boundary; Thence along said existing North Roseburg city limits boundary the following courses: Along the line common to Lots 11, 12, 2 and 3 of said Block 2, Poplar Home Sites, North 0°12'31" West, 168.86 feet to the corner common to Lots 2 and 3 of said Block 2, Poplar Home Sites; said corner also being on the Southerly right-of-way line of Sterling Drive; Thence along said Southerly right-of-way line of Sterling Drive, South 89°36'15" West, 139.80 feet to a point on said Easterly right-of-way of Northeast Stephens Street; Thence leaving said Southerly right-of-way line of Sterling Drive, along said Easterly right-of-way line of Northeast Stephens Street, North 6°01'16" West, 42.15 feet to a point on the Northerly right-of-way line of said Sterling Drive; Thence leaving said Easterly right-of-way line of Northeast Stephens Street, along said Northerly right-of-way of Sterling Drive, North 89°33'18" East, 144.00 feet to the corner common to Lots 11 and 12, Block 1 of said Poplar Home Sites; Thence leaving said Northerly right-of-way, along the line common to Lots 11, 12, 2 and 3 of said Block 1, Poplar Home Sites, North 0°24'46" East, 153.00 feet to a point on the Southerly right-of-way line of Newton Creek Road (County Road Number 84); Thence along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 662.94 feet to a point; Thence leaving said North Roseburg city limits boundary and continuing along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 451.97 feet to a point; Thence leaving said Southerly right-of-way of Newton Creek Road, along the East line of that land described in Instrument Number 2008-006788, deed records of Douglas County, South 0°22'39" East, 142.30 feet to a point on the North line of that land described in Instrument Number 1992-03154, deed records of Douglas County; Thence along said North line, South 89°51'40" East, 15.24 feet to the Northeast corner of said Instrument Number 1992-03154; Thence along the East line of said Instrument Number 1992-03154, South 1°05'00" East, 609.13 feet to the Southeast corner of said Instrument Number 1992-03154; Thence along the South line of said Instrument Number 1992-03154, North 89°49'33" West, 471.28 feet to the Southwest corner of said Instrument Number 1992-03154; Thence along the West line of said Instrument Number 1992-03154, North 0°57'42" West, 385.90 feet to the point of beginning and containing 13.71 acres, more or less.

Above described parcel of land contains 23.66 acres, more or less.

EXHIBIT "A-2"
2009 ANNEXATION – AREA ONE

A parcel of land lying in the Southeast Quarter of Section 1 & the Northeast Quarter of Section 12, Township 27 South, Range 6 West AND the Southwest Quarter of Section 6 & the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 173, Tract 1, Plat 1, Roseburg Orchards Company, as recorded in Volume 4, Page 60, plat records of Douglas County; Thence along the East line of said Lot 173, South 0°15'33" West, 288.88 feet to a point on the existing North Roseburg city limits boundary; Thence along said city limits boundary, North 87°38'44" West, 617.42 feet to a point on the Easterly right-of-way line of Vine Street; Thence leaving said city limits boundary, along said Easterly right-of-way, North 1°15'00" East, 844.16 feet to the Southwest corner of that parcel shown on C.S. File No. 40/450, survey records of Douglas County and on the high bank of Newton Creek; Thence along the South line of said parcel and high bank of Newton Creek, South 70°51'56" East, 127.93 feet to the Southwest corner of Parcel 1 of C.S. File No. 42/117, survey records of Douglas County; Thence along the South boundary of said C.S. File No. 42/117 and said high bank of Newton Creek, North 77°26'11" East, 175.57 feet to the corner common to Parcel 2 and 3 of said C.S. File No. 42/117; Thence continuing along said South boundary of C.S. File No. 42/117 and high bank of Newton Creek, North 71°04'52" East, 252.72 feet to the Southeast corner of said C.S. File No. 42/117; Thence leaving said South boundary of C.S. File No. 42/117, along the East line of Lot 156 of said Tract 1, Plat 1, Roseburg Orchards Company, South 2°04'50" West, 657.58 feet to the Southeast corner of said Lot 156 and on the North line of said Lot 173; Thence along said North line of Lot 173, South 89°04'34" East, 92.38 feet to the point of beginning and containing 10.94 acres, more or less.

EXHIBIT "A-3"
2009 ANNEXATION – AREA ONE

A portion of Vine Street lying in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 3, J. Thomas Kerr Tracts, as recorded in Volume 8, Page 24, plat records of Douglas County and on the Northerly right-of-way line of Meadow Avenue; Thence along said Northerly right-of-way line of Meadow Avenue, North 87°55'31" West, 60.00 feet to the Southeast corner of Lot 11, Block 1 of said J. Thomas Kerr Tracts; Thence leaving said Northerly right-of-way of Meadow Lane, along the Westerly right-of-way line of said Vine Street the following courses:

North 2°07'00" East, 292.73 feet to a point; Thence North 1°15'00" East, 1067.65 feet to a point; Thence North 1°15'00" East, 840.82 feet to a point; Thence North 1°16'30" East, 203.06 feet to a point on the Southerly right-of-way line of Newton Creek Road (county road number 84); Thence along said Southerly right-of-way line of Newton Creek Road, South 85°49'41" East, 23.06 feet to a point; Thence continuing along said Southerly right-of-way line, North 89°46'24" East, 36.98 feet to a point; Thence leaving said Southerly right-of-way line, along the Easterly right-of-way line of said Vine Street the following courses: South 1°16'30" West, 203.29 feet to a point; Thence South 1°15'00" West, 840.82 feet to an angle point on the existing North Roseburg city limits boundary; Thence along said city limits boundary, South 1°15'00" West, 1068.36 feet to another angle point on said North Roseburg city limits boundary; Thence leaving said city limits boundary and continuing along said Easterly right-of-way line of Vine Street, South 2°07'00" West, 292.43 feet to the point of beginning and containing 3.31 acres, more or less.

December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

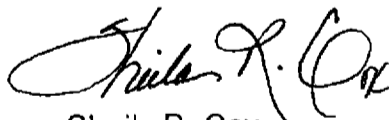
Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3325, annexing 22.56 acres of property and associated right-of-way located south of NE Newton Creek at NE Carmen St. to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed with Exhibits "A-1" and "A-2" (describing the property), along with Exhibits "B-1" and "B-2" (maps of the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as DOR File #10-P337-2009. The ordinance will be forwarded to the Secretary of State's Office for filing on January 28, 2010 (thirty days following adoption) and become effective upon acceptance. You will be notified of the exact effective date after this office receives verification from the Secretary of State's Office. The ordinance will be recorded with the Douglas County Clerk's Office after it has been accepted by the Secretary of State. Final approval of the description of the subject property will then be requested from the Department of Revenue (DOR), Cartographic Division.

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Single Family Residential (R-1) and the annexation will result in a zone change to a City designation of Single Family Residential (R-1-6). We estimate that the annexation will increase the City's population by approximately 86 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

ORDINANCE NO. 3325

AN ORDINANCE ANNEXING 22.56 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED SOUTH OF NE NEWTON CREEK AT NE CARMEN STREET; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DIRECTING THE FILING OF A TRANSCRIPT WITH THE SECRETARY OF STATE.

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.170(1), a Triple Majority.
4. The subject properties are lands that are contiguous to the City boundary and therefore a logical extension of that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as adopted by City Council Ordinance No. 2345, effective on July 1, 1982, and re-adopted in Ordinance No. 2980 on December 9, 1996.
9. The City Council takes note of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in

27	05	07BA	500	R38828	379 NE Kirby St	R-1	R-1-6
27	05	07BA	600	R38820	361 NE Kirby St	R-1	R-1-6
27	05	07BA	700	R38812	343 NE Kirby St	R-1	R-1-6
27	05	07BA	800	R38804	329 NE Kirby St	R-1	R-1-6
27	05	07BA	900	R38796	313 NE Kirby St	R-1	R-1-6
27	05	07BA	1000	R38788	299 NE Kirby St	R-1	R-1-6
27	05	07BA	1100	R38780	285 NE Kirby St	R-1	R-1-6
27	05	07BA	2000	R38724	255 NE Kirby St	R-1	R-1-6
27	05	06CD	9100	R38716	250 NE Kirby St	R-1	R-1-6
27	05	07BA	1200	R38868	140 NE Carmen St	R-1	R-1-6
27	05	07BA	1300	R38876	170 NE Carmen St	R-1	R-1-6
27	05	07BA	1400	R38772	0 NE Carmen St	R-1	R-1-6
27	05	07BA	1500	R38764	153 NE Carmen St	R-1	R-1-6
27	05	07BA	1600	R38756	143 NE Carmen St	R-1	R-1-6
27	05	07BA	1700	R38748	138 NE Carmen St	R-1	R-1-6
27	05	07BA	1800	R38740	131 NE Carmen St	R-1	R-1-6
27	05	07BA	1900	R38732	117 NE Carmen St	R-1	R-1-6
27	05	06CD	6300	R37956	1341 NE Newton Creek	R-1	R-1-6
27	05	06CD	6500	R37972	1395 NE Newton Creek	R-1	R-1-6
27	05	06CD	7000	R38972	1501 NE Newton Creek	R-1	R-1-6
27	05	06CD	7100	R38980	1511 NE Newton Creek	R-1	R-1-6
27	05	06CD	7200	R38988	1517 NE Newton Creek	R-1	R-1-6
27	05	06CD	6200	R71857	1321 NE Newton Creek	R-1	R-1-6
27	05	06CD	6400	R37964	1371 NE Newton Creek	R-1	R-1-6
27	05	06CD	6600	R37980	1415 NE Newton Creek	R-1	R-1-6
27	05	06CD	6700	R37988	1441 NE Newton Creek	R-1	R-1-6
27	05	06CD	6800	R37996	1473 NE Newton Creek	R-1	R-1-6
27	05	06CD	6900	R38004	1495 NE Newton Creek	R-1	R-1-6

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

SECTION 5. This annexation is made pursuant to the provisions of ORS 222.120, 222.125, and 222.170(1) a legislative annexation without election by City electors; for which a public hearing was conducted.

SECTION 6. The subject property is hereby withdrawn from Douglas County Fire District No. 2 on the effective date of the annexation. The City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.

EXHIBIT "A-1"
2009 ANNEXATION – AREA TWO

A parcel of land lying in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 6, Spurling Estates, as recorded in Volume 16, Page 52, plat records of Douglas County; Thence along the South line of said Lot 6, South 89°49'46" West, 142.62 feet to the Southwest corner of said Lot 6; Thence along the West boundary of said Spurling Estates, North 0°10'32" East, 733.23 feet to a point on the Southerly right-of-way line of Newton Creek Road (county road number 84); Thence along said Southerly right-of-way line the following courses: North 89°46'24" East, 621.57 feet to a point; Thence South 0°13'36" East, 5.00 feet to a point; Thence North 88°28'55" East, 1.80 feet to a point; Thence along the arc of a 326.48 foot-radius curve to the left (the long chord of which bears North 70°01'23" East, 192.73 feet), 195.65 feet to a point; Thence North 34°31'58" West, 5.05 feet to a point; Thence North 55°28'02" East, 125.54 feet to the Northeast corner of Lot 3, Block 4, Ponderosa Terrace Phase 1, as recorded in Volume 16, Page 57, plat records of Douglas County; Thence leaving said Southerly right-of-way line of Newton Creek Road, along the East boundary of said Ponderosa Terrace Phase 1, South 34°34'00" East, 365.44 feet to a point on the Southerly right-of-way line of Kirby Street; Thence along said Southerly right-of-way line, South 55°26'00" West, 145.00 feet to the Northeast corner of Lot 11, Block 2 of said Ponderosa Terrace Phase 1; Thence along the East line of said Lot 11, South 34°34'00" East, 89.50 to the Southeast corner of said Lot 11; Thence along the South boundary of said Ponderosa Terrace Phase 1 the following courses: South 69°35'07" West, 157.01 feet to a point; Thence South 86°44'24" West, 200.63 feet to a point; Thence North 89°58'48" West, 74.84 feet to a point; Thence South 0°56'12" West, 45.00 feet to a point; Thence South 72°25'52" West, 78.35 feet to a point; Thence South 74°29'52" West, 77.96 feet to a point; Thence South 88°15'12" West, 150.10 feet to a point; Thence South 0°20'42" West, 104.06 feet to a point; Thence South 89°53'50" West, 29.01 feet to a point; Thence South 0°20'42" West, 150.00 feet to a point; Thence South 89°53'50" West, 150.00 feet to the point of beginning and containing 12.60 acres, more or less.

EXHIBIT "A-2"
2009 ANNEXATION – AREA TWO

A portion of Newton Creek Road (County Road Number 84) lying in the Southeast Quarter of Section 1, Township 27 South, Range 6 West and in the South Half of Section 6, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Lot 3, Tract 1, Plat 3, Roseburg Orchard Co., as recorded in Volume 4, Page 59, plat records of Douglas County and on the Northerly right-of-way line of said Newton Creek Road; Thence along said Northerly right-of-way line the following courses: North 89°46'24" East, 3176.92 feet to a point; Thence along the arc of a 256.48 foot-radius curve to the left (the long chord of which bears North 72°54'07" East, 126.60 feet), 127.93 feet to a point; Thence North 55°28'02" East, 553.24 feet to a point; Thence North 44°09'26" East, 50.99 feet to a point; Thence North 55°28'02" East, 1100.00 feet to a point; Thence North 56°11'00" East, 400.03 feet to a point; Thence North 55°28'02" East, 349.73 feet to a point; Thence along the arc of a 681.20 foot-radius curve to the left (the long chord of which bears North 47°53'51" East, 179.47 feet), 180.00 feet to a point; Thence North 40°19'40" East, 419.54 feet to a point; Thence leaving said Northerly right-of-way line of Newton Creek Road, South 49°40'20" East, 70.00 feet to a point on the Easterly line of Lot 94, Tract 1, Plat 1, Roseburg Orchard Co., as recorded in Volume 4, Page 60, plat records of Douglas County; said point being on the Southerly right-of-way line of said Newton Creek Road; Thence along said Southerly right-of-way line of Newton Creek Road the following courses: South 40°19'40" West, 58.50 feet to a point; Thence South 37°27'56" West, 100.12 feet to a point; Thence South 40°19'40" West, 261.04 feet to a point; Thence along the arc of a 756.20 foot-radius curve to the right (the long chord of which bears South 47°53'51" West, 199.23 feet), 199.81 feet to a point; Thence South 56°17'11" West, 349.77 feet to a point; Thence South 55°28'02" West, 1200.00 feet to a point; Thence South 54°02'06" West, 400.12 feet to a point; Thence South 55°28'02" West, 274.28 feet to a point; Thence South 34°31'58" East, 5.05 feet to a point; Thence along the arc of a 326.48 foot-radius curve to the right (the long chord of which bears South 70°01'23" West, 192.73 feet), 195.65 feet to a point; Thence South 88°28'55" West, 1.80 feet to a point; Thence North 0°13'36" West, 5.00 feet to a point; Thence South 89°46'24" West, 755.02 feet to a point; Thence North 86°24'45" West, 75.17 feet to a point; Thence South 85°57'33" West, 75.17 feet to a point; Thence North 84°30'58" West, 50.25 feet to a point; Thence South 89°46'24" West, 100.00 feet to a point; Thence South 85°57'33" West, 75.17 feet to a point; Thence South 89°46'24" West, 125.00 feet to a point; Thence North 86°24'45" West, 75.17 feet to a point; Thence South 89°46'24" West, 325.00 feet to a point; Thence South 86°54'39" West, 100.12 feet to a point; Thence South 89°46'24" West, 250.00 feet to a point; Thence North 86°24'45" West, 75.17 feet to a point; Thence South 89°46'24" West, 238.00 feet to a point; Thence South 85°09'46" West, 62.20 feet to a point; Thence South 89°46'24" West, 225.00 feet to a point; Thence North 85°49'41" West, 65.19 feet to a point; Thence South 89°46'24" West, 507.59 feet to a point on the existing North Roseburg city limits boundary; Thence along said North Roseburg city limits boundary, North 0°13'36" West, 60.00 feet to the point of beginning and containing 9.96 acres, more or less.

December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3326, annexing 63.71 acres of property and associated right-of-way located on NW Broad Street to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed with Exhibit "A" describing the property and Exhibit "B", a map of the annexed area. The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as DOR File #10-P336-2009. The ordinance will be forwarded to the Secretary of State's Office for filing on January 28, 2010 (thirty days following adoption) and become effective upon acceptance. You will be notified of the exact effective date after this office receives verification from the Secretary of State's Office. The ordinance will be recorded with the Douglas County Clerk's Office after it has been accepted by the Secretary of State. Final approval of the description of the subject property will then be requested from the Department of Revenue (DOR), Cartographic Division.

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Single Family Residential (R-1) and the annexation will result in a zone change to a City designation of Multi-Residential (MR-14). We estimate the annexation will increase the City's population by approximately 236 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

ORDINANCE NO. 3326

AN ORDINANCE ANNEXING 63.71 ACRES OF PROPERTY WITH ASSOCIATED RIGHT-OF-WAY LOCATED ON NW BROAD STREET; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DIRECTING THE FILING OF A TRANSCRIPT WITH THE SECRETARY OF STATE

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.170(2), a Double Majority.
4. The subject properties are lands contiguous to the City boundary and therefore a logical extension of that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes notes of the Roseburg Urban Area Comprehensive Plan as 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.
9. The City Council takes note of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in Ordinance No. 2981 on December 9, 1996, establishing procedures for hearing a Zone Change.

27	06	1BD	1500	R55254	3531 NW Broad St	R-1	MR-14
27	06	1BD	1600	R55261	110 NW Amanda St	R-1	MR-14
27	06	1BD	1700	R55268	102 NW Amanda St	R-1	MR-14
27	06	1BD	1800	R55275	109-101 NW Amanda St	R-1	MR-14
27	06	1BD	2000	R55282	125 NW Amanda St	R-1	MR-14
27	06	1BD	2100	R55289	3581 NW Broad St	R-1	MR-14
27	06	1BD	2200	R55296	104 NW Angela Ct	R-1	MR-14
27	06	1BD	2300	R55303	100 NW Angela Ct	R-1	MR-14
27	06	1BD	2400	R55310	105 NW Angela Ct	R-1	MR-14
27	06	1BD	2500	R55317	3611 NW Broad St	R-1	MR-14
27	06	1BD	2600	R55324	118 NW Cordelia Ct 3627 NW Broad St	R-1	MR-14
27	06	1BD	2700	R55331	104 NW Cordelia Ct	R-1	MR-14
27	06	1BD	2800	R55338	100 NW Cordelia Ct	R-1	MR-14
27	06	1BD	3000	R55352	3659 NW Broad St	R-1	MR-14
27	06	1BD	3500	R55597	199 NW Cordelia Ct	R-1	MR-14
27	06	1BD	3900	R55569	164 NW Cordelia Ct	R-1	MR-14
27	06	1BD	4100	R55555	3610 NW Broad St	R-1	MR-14
27	06	1BD	4200	R55548	163 NW Angela Ct	R-1	MR-14
27	06	1BD	4300	R55541	177 NW Angela Ct	R-1	MR-14
27	06	1BD	4800	R55506	180 NW Angela Ct	R-1	MR-14
27	06	1BD	5200	R55478	167 NW Amanda St	R-1	MR-14
27	06	1BD	5300	R55471	179 NW Amanda St	R-1	MR-14
27	06	1BD	5400	R55464	199 NW Amanda St	R-1	MR-14
27	06	1BD	5500	R55457	205 NW Amanda St	R-1	MR-14
27	06	1BD	5900	R55429	170 NW Amanda St	R-1	MR-14
27	06	1BD	5700	R55443	202 NW Amanda St	R-1	MR-14
27	06	1BD	5600	R55450	208 NW Amanda St	R-1	MR-14
27	06	1BD	6300	R55401	185 NW Kristen Ct	R-1	MR-14
27	06	1BD	6600	R55380	200 NW Kristen Ct	R-1	MR-14
27	06	1BD	7000	R61113	3394 NW Broad St	R-2	MR-14
27	06	1BD	7100	R61106	3396 NW Broad St	R-2	MR-14
27	06	1BD	7201	R61120	3400 NW Broad St	R-2	MR-14
27	06	1BD	7300	R61155	3432 NW Broad St	R-2	MR-14
27	06	1BD	7601	R70993	259 NW Amanda St	R-1	MR-14
27	06	1BD	7600	R71014	255 NW Amanda St	R-1	MR-14
27	06	1BD	7002	R61134	3450 NW Broad St	R-2	MR-14
27	06	1BD	7001	R61127	3468 NW Broad St	R-2	MR-14
27	06	1CA	2600	R61337	3245 NW Broad St	R-1	MR-14
27	06	1CA	2703	R61365	3265-3267 NW Broad St	R-1	MR-14
27	06	1CA	2700	R61330	3275 NW Broad St	R-1	MR-14
27	06	1CA	3300	R61071	3313 NW Broad St	R-1	MR-14
27	06	1CA	3301	R133824	3307 NW Broad St	R-1	MR-14
27	06	1BD	7301	R61176	NW Broad St	R-1	MR-14
27	06	1BD	3100	R55618	149 NW Cordelia Ct	R-1	MR-14

SECTION 6. The subject property is hereby withdrawn from Douglas County Fire District No. 2 on the effective date of the annexation. The City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.

SECTION 7. The Recorder of the City of Roseburg shall make and submit to the Douglas County Assessor and the Oregon Department of Revenue the required legal description of the territory annexed, attached hereto as Exhibit "A" and an accurate map showing the annexed territory, attached hereto as Exhibit "B", as required by ORS 308.225.

SECTION 8. The City Council hereby amends the Roseburg Zoning Map by applying the identified zones to the subject properties, as shown by the list herein made part of this Ordinance.

SECTION 9. The Recorder of the City of Roseburg shall submit to the Secretary of State of Oregon for filing, copies of the ordinance and all other instruments required so to be filed with the Secretary of State to evidence the annexation and to advise the effective date thereof; the effective date shall be the date upon which papers are filed with the Secretary of State.

APPROVED BY THE CITY COUNCIL THIS 28TH DAY OF DECEMBER, 2009.

APPROVED BY THE MAYOR THIS 28TH DAY OF DECEMBER, 2009.


MAYOR PRO-TEM

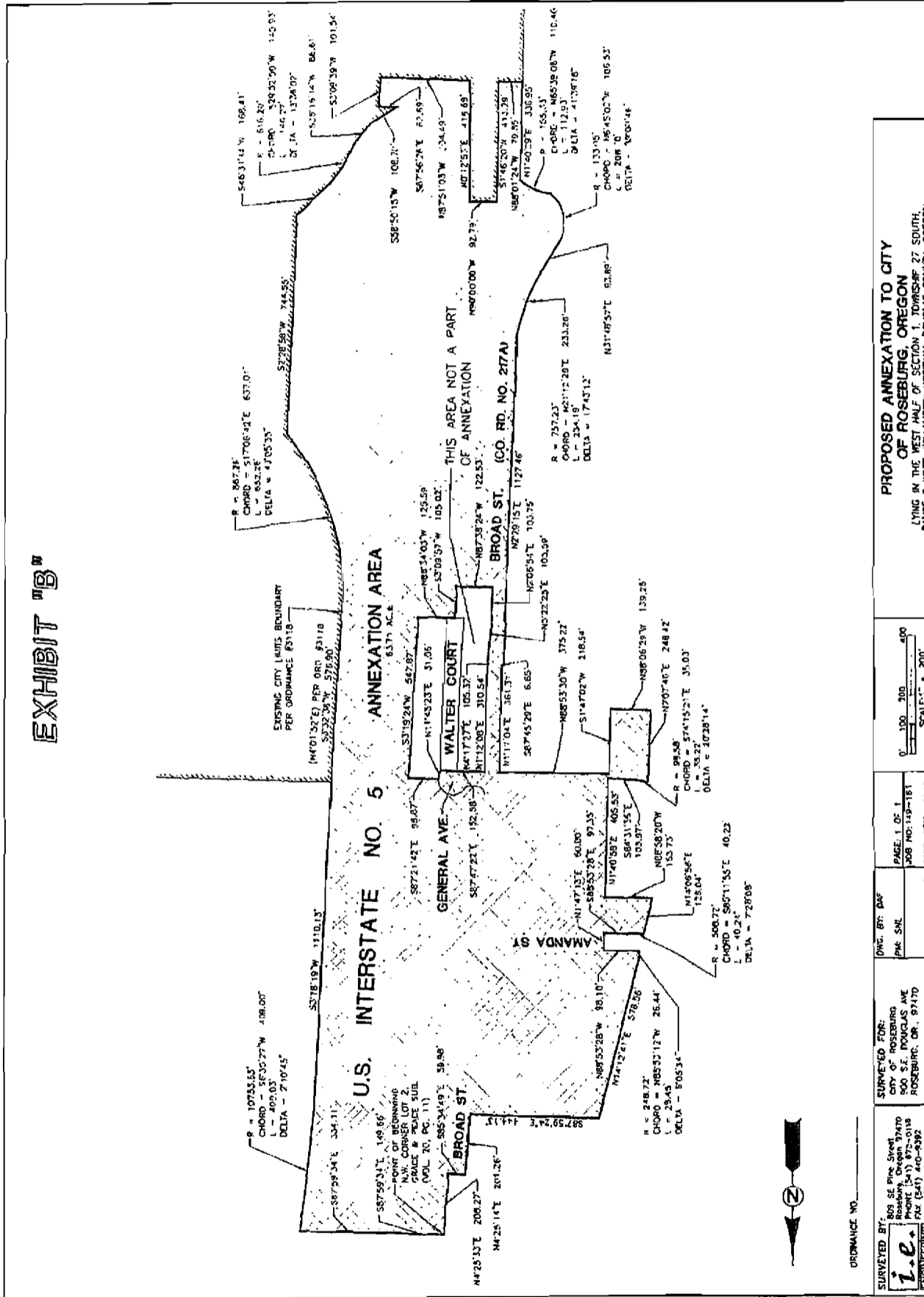
ATTEST:


SHEILA R. COX, CITY RECORDER

feet to a point; Thence North 1°11'04" East, 361.31 feet to a point on the South boundary of Parcel 1 of Partition Plat #1995-0078, plat records of Douglas County; Thence leaving said Westerly right-of-way line of Broad Street, along said South boundary of Parcel 1 the following courses: North 88°53'30" West, 375.22 feet to a point; Thence South 1°47'02" West, 218.54 feet to a point; Thence North 88°06'29" West, 139.25 feet to the Southwest corner of said Parcel 1; Thence leaving said South boundary, along the West line of said Parcel 1, North 2°07'46" East, 248.42 feet to the Northwest corner of said Parcel 1; Thence along the North line of said Parcel 1, along the arc of a 98.58 foot-radius non-tangent curve to the left (the long chord of which bears South 74°15'21" East, 35.03 feet), 35.22 feet to a point; Thence continuing along said North line, South 84°31'36" East, 103.97 feet to a point; Thence leaving said North line, along an extension of the East line of said Parcel 1 and the West boundary of West Brae Subdivision, as recorded in Volume 16, Page 42, plat records of Douglas County, North 1°40'58" East, 405.53 feet to a point on the West line of Lot 6, Block 2 of said West Brae; said point also being the Southeast corner of Parcel 1 of Partition Plat #1995-0040, plat records of Douglas County; Thence leaving said West boundary of West Brae, along the South boundary of said Partition Plat #1995-0040, North 88°58'20" West, 163.73 feet to the Southwest corner of Parcel 2 of said Partition Plat #1995-0040; Thence leaving said South boundary, along the West line of said Parcel 2, North 14°06'58" East, 126.04 feet to the Northwest corner of said Parcel 2; Thence along the North boundary of said Partition Plat #1995-0040 the following courses: Along the arc of a 308.72 foot-radius non-tangent curve to the left (the long chord of which bears South 85°11'55" East, 40.22 feet), 40.24 feet to a point; Thence South 88°53'28" East, 97.35 feet to the Northeast corner of said Parcel 1 and on the Southerly right-of-way line of Amanda Street (county road number 217D); Thence leaving said Southerly right-of-way, North 1°47'13" East, 60.00 feet to a point on the Northerly right-of-way line of said Amanda Street; Thence leaving said Northerly right-of-way, along the South line of Parcel 1 of Partition Plat #1993-0031, North 88°53'28" West, 98.10 feet to a point; Thence continuing along said South line, along the arc of a 248.72 foot-radius non-tangent curve to the right (the long chord of which bears North 85°53'12" West, 26.44 feet), 26.45 feet to the Southwest corner of said Parcel 1; Thence along the West boundary of said Partition Plat #1993-0031, North 14°12'41" East, 578.56 feet to the Northwest corner of Lot 21, Block 3 of said West Brae; Thence along the North boundary of said West Brae and the South boundary of said Grace & Peace Subdivision, South 87°59'42" East, 444.13 feet to a point on said Westerly right-of-way line of Broad Street; Thence along said Westerly right-of-way, North 4°25'14" East, 201.26 feet to the Northwest corner of the end of the dedicated right-of-way of said Broad Street; Thence along said end of dedicated right-of-way, South 85°34'49" East, 59.98 feet to the Northeast corner of said end of dedicated right-of-way and on the West line of Lot 4 of said Grace & Peace Subdivision; Thence along the West lines of Lots 2, 3 and 4 of said Grace & Peace Subdivision, North 4°25'33" East, 208.27 feet to the point of beginning and containing 67.04 acres, more or less.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of that land described in Instrument Number 2007-20138, deed records of Douglas County; said corner being on the Easterly right-of-way line of Broad Street (county road number 217A); Thence leaving said Easterly right-of-way, along the North boundary of said Instrument Number 2007-20138 the following courses: South 87°47'22" East, 152.58 feet to a point on the Easterly right-of-way line of Walter Court (county road number 217B); Thence leaving said Easterly right-of-way, North 11°45'23"



December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

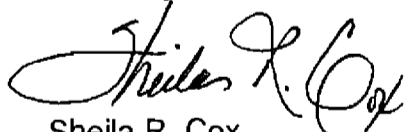
Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3327, annexing 37.58 acres of property and associated right-of-way located east of SE Stephens Street, north of Kenneth Ford Drive to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed with Exhibits "A-1" and "A-2" (describing the property), along with Exhibits "B-1" and "B-2" (maps of the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as DOR File #10-P338-2009. The ordinance will be forwarded to the Secretary of State's Office for filing on January 28, 2010 (thirty days following adoption) and become effective upon acceptance. You will be notified of the exact effective date after this office receives verification from the Secretary of State's Office. The ordinance will be recorded with the Douglas County Clerk's Office after it has been accepted by the Secretary of State. Final approval of the description of the subject property will then be requested from the Department of Revenue (DOR), Cartographic Division.

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Single Family Residential (R-1), Multi-Family Residential (R-2) and Public Reserve (PR); the annexation will result in a zone change to a City designation of Multi-Residential (MR-14 and MR-18) and Public Reserve (PR) respectively. We estimate the annexation will increase the City's population by approximately 65 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

ORDINANCE NO. 3327

AN ORDINANCE ANNEXING 37.58 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED EAST OF SE STEPHENS STREET, NORTH OF KENNETH FORD DRIVE; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DIRECTING THE FILING OF A TRANSCRIPT WITH THE SECRETARY OF STATE

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.170(2), a Double Majority.
4. The subject properties are lands contiguous to the City boundary and therefore a logical extension of that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as 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.
9. The City Council takes note of the Roseburg Land Use and Development Ordinance No. 2363, as originally adopted July 1, 1984, and re-adopted in

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

SECTION 5. This annexation is made pursuant to the provisions of ORS 222.120, 222.125, and 222.170(2), legislative annexation without election by City electors; for which a public hearing was conducted.

SECTION 6. The subject property is hereby withdrawn from Douglas County Fire District No. 2 on the effective date of the annexation. The City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.

SECTION 7. The Recorder of the City of Roseburg shall make and submit to the Douglas County Assessor and the Oregon Department of Revenue the required legal description of the territory annexed (attached hereto as Exhibits "A-1" and "A-2") and accurate maps showing the annexed territory (attached hereto as Exhibits "B-1" and "B-2") as required by ORS 308.225.

SECTION 8. The City Council hereby amends the Roseburg Zoning Map by applying the identified zones to the subject properties, as shown by the list herein made part of this Ordinance.

SECTION 9. The Recorder of the City of Roseburg shall submit to the Secretary of State of Oregon for filing, copies of the ordinance and all other instruments required so to be filed with the Secretary of State to evidence the annexation and to advise the effective date thereof; the effective date shall be the date upon which papers are filed with the Secretary of State.

ADOPTED BY THE CITY COUNCIL THIS 28TH DAY OF DECEMBER, 2009.

APPROVED BY THE MAYOR THIS 28TH DAY OF DECEMBER, 2009.


MAYOR PRO-TEM

ATTEST:


SHEILA R. COX, CITY RECORDER

ORDINANCE NO. 3327 - page 3

Parcel 3; said corner also being the Northeast corner of said Parcel 1; Thence along the North line of said Parcel 3, South 87°56'20" East, 417.55 feet to a point; Thence continuing along said North line of Parcel 3, South 86°50'38" East, 93.92 feet to the point of beginning and containing 34.49 acres, more or less.

EXHIBIT "A-2"
2009 ANNEXATION – AREA FOUR

A portion of Northeast Stephens Street (U.S. Highway #99) lying in the Southeast Quarter of Section 36, Township 26 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of Partition Plat #2009-0040, plat records of Douglas County; said corner being on the Easterly right-of-way line of said Northeast Stephens Street; Thence leaving said Easterly right-of-way of Northeast Stephens Street, along the extension of the Northerly right-of-way line of Kenneth Ford Drive, South 75°38'06" West, 176.99 feet to a point on the Westerly right-of-way line of said Northeast Stephens Street; Thence along said Westerly right-of-way line the following courses: North 19°35'28" West, 337.78 feet to a point; Thence North 2°42'54" West, 123.41 feet to a point; Thence along the arc of a 889.67 foot-radius curve to the right (the long chord of which bears North 13°01'43" West, 118.73 feet), 118.82 feet to a point; Thence North 2°23'19" East, 635.83 feet to a point at the intersection of said Westerly right-of-way and the extension of the North line of that land described as Parcel 2 in Instrument Number 2005-27284, deed records of Douglas County; Thence leaving said Westerly right-of-way, along said extension of said North line of Parcel 2 of Instrument Number 2005-27284, South 87°44'14" East, 84.00 feet to a point at the intersection of said North line of Instrument Number 2005-27284 and said Easterly right-of-way line of Northeast Stephens Street; Thence along said Easterly right-of-way line the following courses: South 2°23'19" West, 472.08 feet to a point; Thence along the arc of a 787.67 foot-radius curve to the left (the long chord of which bears South 10°57'17" East, 334.29 feet), 336.85 feet to a point; Thence South 26°05'01" East, 328.64 feet to a point; Thence South 20°21'35" East, 53.34 feet to the point of beginning and containing 3.09 acres, more or less.

December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3328, annexing 13.71 acres of property and associated right-of-way located east of NE Stephens Street, south of NE Newton Creek, to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed, along with Exhibit "A" (describing the property) and Exhibit "B" (a map showing the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as file #DOR-10-P341-2009. **Please note: this annexation was processed under ORS 222.750(5) and wherein the subject property is currently zoned for and in residential use, the effective date of the annexation will be delayed until the earlier of – the third anniversary of the date the ordinance was adopted (December 28, 2012) - or upon transfer of ownership of the property.** In accordance with ORS 222.750(5)(a), the ordinance has been recorded with the Douglas County Clerk's Office. A certified copy of the ordinance will be forwarded to the Secretary of State on January 28, 2010 (thirty days after adoption) for filing and acceptance, as well as notice of the delayed effective date. Final approval of the description of the subject property will not be requested from the Department of Revenue (DOR), Cartographic Division *until after the actual effective date. Within 10 days of the actual effective date of the annexation, a reminder notice thereof will be sent by certified mail to all effected utilities and telecommunication companies, and by first class mail to all County and City departments, as well as other effected agencies.*

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Multi-Family Residential (R-2); the annexation will result in a zone change to City designations of Single Family Residential (R-1-6) and Multi-Family Residential (MR-28) respectively. At this time, we estimate the annexation will increase the City's population by approximately 152 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2009-022114



\$56.00

00261423200900221140060065

12/30/2009 10:05:24 AM

OTHER-ANNEX Cnt=1 Stn=3 MARRIAGECOUNTER
\$30.00 \$11.00 \$15.00

ORDINANCE NO. 3328

AN ORDINANCE ANNEXING 13.71 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED EAST OF NE STEPHENS STREET, SOUTH OF NE NEWTON CREEK; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DELAYING THE EFFECTIVE DATE OF SUCH ACTIONS UNTIL THE EARLIER OF THE THIRD ANNIVERSARY OF THE DATE THIS ORDINANCE IS ADOPTED OR UPON TRANSFER OF OWNERSHIP OF THE PROPERTY

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.750(1), annexation of unincorporated territory surrounded by the City.
4. The subject properties are lands surrounded by the City boundary and therefore a logical inclusion to that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as 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.

described in the attached Exhibit "A" and shown on the map attached as Exhibit "B", with both exhibits incorporated herein, shall become annexed to the City of Roseburg as a part thereof effective upon the earlier of the third anniversary of the date this ordinance is adopted or upon transfer of ownership of the property:

Town-Ship	Range	Section	Tax Lot	Property ID	Property Address	Zone Change	
						From	To
27	06	1DD	7300	R72802	435 NE Newton Creek	R-1	R-1-6
27	06	1DD	7200	R72809	441 NE Newton Creek	R-1	R-1-6
27	06	1DD	7100	R72816	451 NE Newton Creek	R-1	R-1-6
27	06	1DD	7000	R72823	461 NE Newton Creek	R-1	R-1-6
27	06	1DD	6900	R72830	471 NE Newton Creek	R-1	R-1-6
27	06	1DD	6800	R72837	481 NE Newton Creek	R-1	R-1-6
27	06	1DD	6700	R72844	491 NE Newton Creek	R-1	R-1-6
27	06	1DD	9800	R72179	571 NE Newton Creek	R-1	R-1-6
27	06	1DD	9900	R72193	581 NE Newton Creek	R-1	R-1-6
27	06	1DD	10000	R72186	591 NE Newton Creek	R-1	R-1-6
27	06	1DD	10100	R72158	601 NE Newton Creek	R-1	R-1-6
27	06	1DD	10200	R72151	621 NE Newton Creek	R-1	R-1-6
27	06	1DD	7600	R72858	440 NE Stephens St	R-1	R-1-6
27	06	1DD	7700	R72865	450 NE Stephens St	R-1	R-1-6
27	06	1DD	7800	R72872	460 NE Sterling Ave	R-1	R-1-6
27	06	1DD	7900	R72879	470 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8000	R72886	480 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8100	R72893	490 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8200	R72900	496 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8900	R72914	339 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8800	R72921	449 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8700	R72928	459 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8600	R72935	469 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8500	R72942	479 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8400	R72949	491 NE Sterling Ave	R-1	R-1-6
27	06	1DD	8300	R72956	497 NE Sterling Ave	R-1	R-1-6
27	06	12AA	200	R72144	499 NE Sterling Ave	R-2	MR-18
27	06	1DD	9200	R72970	438 NE Russell Ave	R-1	R-1-6
27	06	1DD	9600	R72977	487 NE Russell Ave	R-1	R-1-6
27	06	1DD	9400	R72984	458 NE Russell Ave	R-1	R-1-6
27	06	1DD	9500	R72991	468 NE Russell Ave	R-1	R-1-6
27	06	1DD	9300	R72998	487 NE Russell Ave	R-1	R-1-6
27	06	1DD	9700	R73005	487 NE Russell Ave	R-1	R-1-6

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own, the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

EXHIBIT "A"
2009 ANNEXATION – ISLAND ONE

A parcel of land lying in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 18, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the Northerly right-of-way line of Russell Street; Thence along said Northerly right-of-way line, South 89°37'56" West, 665.14 to the corner common to Lots 11 and 12, Block 2, Poplar Home Sites, as recorded in Volume 6, Page 44, plat records of Douglas County; said corner also being on the existing North Roseburg city limits boundary; Thence along said existing North Roseburg city limits boundary the following courses: Along the line common to Lots 11, 12, 2 and 3 of said Block 2, Poplar Home Sites, North 0°12'31" West, 168.86 feet to the corner common to Lots 2 and 3 of said Block 2, Poplar Home Sites; said corner also being on the Southerly right-of-way line of Sterling Drive; Thence along said Southerly right-of-way line of Sterling Drive, South 89°36'15" West, 139.80 feet to a point on said Easterly right-of-way of Northeast Stephens Street; Thence leaving said Southerly right-of-way line of Sterling Drive, along said Easterly right-of-way line of Northeast Stephens Street, North 6°01'16" West, 42.15 feet to a point on the Northerly right-of-way line of said Sterling Drive; Thence leaving said Easterly right-of-way line of Northeast Stephens Street, along said Northerly right-of-way of Sterling Drive, North 89°33'18" East, 144.00 feet to the corner common to Lots 11 and 12, Block 1 of said Poplar Home Sites; Thence leaving said Northerly right-of-way, along the line common to Lots 11, 12, 2 and 3 of said Block 1, Poplar Home Sites, North 0°24'46" East, 153.00 feet to a point on the Southerly right-of-way line of Newton Creek Road (County Road Number 84); Thence along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 662.94 feet to a point; Thence leaving said North Roseburg city limits boundary and continuing along said Southerly right-of-way line of Newton Creek Road, North 89°46'24" East, 451.97 feet to a point; Thence leaving said Southerly right-of-way of Newton Creek Road, along the East line of that land described in Instrument Number 2008-006788, deed records of Douglas County, South 0°22'39" East, 142.30 feet to a point on the North line of that land described in Instrument Number 1992-03154, deed records of Douglas County; Thence along said North line, South 89°51'40" East, 15.24 feet to the Northeast corner of said Instrument Number 1992-03154; Thence along the East line of said Instrument Number 1992-03154, South 1°05'00" East, 609.13 feet to the Southeast corner of said Instrument Number 1992-03154; Thence along the South line of said Instrument Number 1992-03154, North 89°49'33" West, 471.28 feet to the Southwest corner of said Instrument Number 1992-03154; Thence along the West line of said Instrument Number 1992-03154, North 0°57'42" West, 385.90 feet to the point of beginning and containing 13.71 acres, more or less.

900 S.E. Douglas Avenue
Roseburg, Oregon 97470

Phone (541) 672-7701
Fax (541) 673-2856

December 30, 2009

City of Roseburg

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

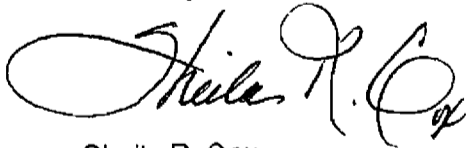
Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3329, annexing 6.32 acres of property and associated right-of-way located east of NE Vine Street, North of NE Meadow Avenue to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed, along with Exhibit "A" (describing the property) and Exhibit "B" (a map showing the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as file #DOR-10-P340-2009. **Please note: this annexation was processed under ORS 222.750(5) and wherein the subject property is currently zoned for and in residential use, the effective date of the annexation will be delayed until the earlier of – the third anniversary of the date the ordinance was adopted (December 28, 2012) - or upon transfer of ownership of the property.** In accordance with ORS 222.750(5)(a), the ordinance has been recorded with the Douglas County Clerk's Office. A certified copy of the ordinance will be forwarded to the Secretary of State on January 28, 2010 (thirty days after adoption) for filing and acceptance, as well as notice of the delayed effective date. Final approval of the description of the subject property will not be requested from the Department of Revenue (DOR), Cartographic Division *until after the actual effective date. Within 10 days of the actual effective date of the annexation, a reminder notice thereof will be sent by certified mail to all effected utilities and telecommunication companies, and by first class mail to all County and City departments, as well as other effected agencies.*

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Single Family Residential (R-2); the annexation will result in a zone change to a City designation of Single Family Residential (R-1-6). At this time, we estimate the annexation will increase the City's population by approximately 42 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK 2009-022115



\$56.00

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12/30/2009 10:05:24 AM

OTHER-ANNEX Cnt=1 Stn=3 MARRIAGECOUNTER
\$30.00 \$11.00 \$15.00

ORDINANCE NO. 3329

AN ORDINANCE ANNEXING 6.32 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED EAST OF NE VINE STREET, NORTH OF NE MEADOW AVENUE, WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DELAYING THE EFFECTIVE DATE OF SUCH ACTIONS UNTIL THE EARLIER OF THE THIRD ANNIVERSARY OF THE DATE THIS ORDINANCE IS ADOPTED OR UPON TRANSFER OF OWNERSHIP

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.750(1), annexation of unincorporated territory surrounded by the city.
4. The subject properties are lands surrounded by City boundary and therefore a logical inclusion to that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as 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.

exhibits incorporated herein, shall become annexed to the City of Roseburg as a part thereof effective on the earlier of the third anniversary of the date this ordinance is adopted, or upon transfer of ownership of the property:

Township	Range	Section	Tax Lot	Property ID	Property Address	Zone Change	
						From	To
27	05	7BC	300	R73411	734 NE Clover Ave	R-1	R-1-6
27	05	7BC	400	R73425	754 NE Clover Ave	R-1	R-1-6
27	05	7BC	500	R73432	758 NE Clover Ave	R-1	R-1-6
27	05	7BC	600	R73446	764 NE Clover Ave	R-1	R-1-6
27	05	7BC	700	73488	774 NE Clover Ave	R-1	R-1-6
27	05	7BC	800	R73460	884 NE Clover Ave	R-1	R-1-6
27	05	7BC	1600	R73404	2297 NE Vine St	R-1	R-1-6
27	05	7BC	1500	R73418	733 NE Clover Ave	R-1	R-1-6
27	05	7BC	1400	R73481	743 NE Clover Ave	R-1	R-1-6
27	05	7BC	1200	R73439	757 NE Clover Ave	R-1	R-1-6
27	05	7BC	1100	R73474	763 NE Clover Ave	R-1	R-1-6
27	05	7BC	1000	R73467	773 NE Clover Ave	R-1	R-1-6
27	05	7BC	900	R73453	843 NE Clover Ave	R-1	R-1-6
27	05	7BC	1700	R72340	2257 NE Vine St	R-1	R-1-6
27	05	7BC	1800	R72333	2247 NE Vine St	R-1	R-1-6
27	05	7BC	1900	R72326	712 Meadow Ave	R-1	R-1-6
27	05	7BC	2000	R72347	722 Meadow Ave	R-1	R-1-6
27	05	7BC	2100	R72354	732 Meadow Ave	R-1	R-1-6
27	05	7BC	2200	R72361	742 Meadow Ave	R-1	R-1-6
27	05	7BC	2300	R72368	762 Meadow Ave	R-1	R-1-6
27	05	7BC	2400	R72375	772 Meadow Ave	R-1	R-1-6

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

SECTION 5. This annexation is made pursuant to the provisions of ORS 222.120, 222.125, and 222.750(1), legislative annexation without election by City electors; for which a public hearing was conducted.

SECTION 6. The subject property shall be withdrawn from Douglas County Fire District No. 2 on the delayed effective date of the annexation; at which time, the City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.

EXHIBIT "A"
2009 ANNEXATION – ISLAND TWO

A parcel of land lying in the Northeast Quarter of Section 12, Township 27 South, Range 6 West and in the Northwest Quarter of Section 7, Township 27 South, Range 5 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Block 3, Mulder Tract, as recorded in Volume 9, Page 36, plat records of Douglas County; said point also being on the Easterly right-of-way line of Vine Street; Thence along said Easterly right-of-way line of Vine Street, West boundary of said Block 3 and the West boundary of Block 3, J. Thomas Kerr Tracts, as recorded in Volume 8, Page 24, plat records of Douglas County, South 2°07'00" West, 490.00 feet to a point at the Southwest corner of said Block 3, J. Thomas Kerr Tracts; said point also being on the Northerly right-of-way line of Meadow Lane; Thence along said Northerly right-of-way line of Meadow Lane and the South line of said Block 3, J. Thomas Kerr Tracts, South 87°56'00" East, 410.00 feet to the Southeast corner of Lot 8 of said Block 3, J. Thomas Kerr Tracts; Thence leaving said Northerly right-of-way line of Meadow Lane, along the East line of said Lot 8, Block 3, J. Thomas Kerr Tracts, North 2°07'00" East, 155.00 feet to a point on the North line of said Block 3, J. Thomas Kerr Tracts; said point also being on the South line of said Block 3, Mulder Tract; Thence along said line, South 87°56'00" East, 219.92 feet to a point at the Northeast corner of said Block 3, J. Thomas Kerr Tracts and the Southeast corner of said Block 3, Mulder Tract; Thence along the East line of said Block 3, Mulder Tract, North 2°47'00" East, 335.02 feet to the Northeast corner of said Block 3, Mulder Tract; Thence along the North line of said Block 3, Mulder Tract, North 87°56'00" West, 633.82 feet to the point of beginning and containing 6.32 acres, more or less.

City of Roseburg

December 30, 2009

TO AFFECTED UTILITIES, AGENCIES AND DEPARTMENTS:

RE: NOTICE OF ADOPTION OF ANNEXATION ORDINANCE

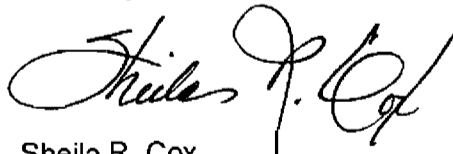
Please be advised, at its meeting on Monday, December 28, 2009, the Roseburg City Council adopted Ordinance No. 3330, annexing 3.33 acres of property and associated right-of-way located on NW Walter Court to the City; withdrawing the subject property from Douglas County Fire District No. 2; and amending the Roseburg zoning maps. A copy of the ordinance is enclosed, along with Exhibit "A" (describing the property) and Exhibit "B" (a map showing the annexed area). The Planning Commission Findings are available from my office upon request.

The property description was reviewed and approved by the Department of Revenue, Cartographic Division on October 20, 2009, as file #DOR-10-P339-2009. **Please note: this annexation was processed under ORS 222.750(5) and wherein the subject property is currently zoned for and in residential use, the effective date of the annexation will be delayed until the earlier of – the third anniversary of the date the ordinance was adopted (December 28, 2012) - or upon transfer of ownership of the property.** In accordance with ORS 222.750(5)(a), the ordinance has been recorded with the Douglas County Clerk's Office. A certified copy of the ordinance will be forwarded to the Secretary of State on January 28, 2010 (thirty days after adoption) for filing and acceptance, as well as notice of the delayed effective date. Final approval of the description of the subject property will not be requested from the Department of Revenue (DOR), Cartographic Division *until after the actual effective date. Within 10 days of the actual effective date of the annexation, a reminder notice thereof will be sent by certified mail to all effected utilities and telecommunication companies, and by first class mail to all County and City departments, as well as other effected agencies.*

Please refer to Section 2 of the ordinance for a further description of each property, including the corresponding tax lot numbers and addresses as currently assigned. The property is currently zoned County Single Family Residential (R-2); the annexation will result in a zone change to a City designation of Multi-Family Residential (MR-14). At this time, we estimate the annexation will increase the City's population by approximately 6 residents.

If you have questions, please feel free to call my office.

Sincerely,



Sheila R. Cox
City Recorder

Encl.

Mailed to all utilities, agencies & depts. on the following page:

DOUGLAS COUNTY OFFICIAL RECORDS
BARBARA E. NIELSEN, COUNTY CLERK

2009-022116



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OTHER-ANNEX Cnt=1 Str=3 12/30/2009 10:05:24 AM
\$30.00 \$11.00 \$15.00 MARRIAGECOUNTER

ORDINANCE NO. 3330

AN ORDINANCE ANNEXING 3.33 ACRES OF PROPERTY AND ASSOCIATED RIGHT-OF-WAY LOCATED ON NW WALTER COURT; WITHDRAWING THE PROPERTY FROM DOUGLAS COUNTY FIRE DISTRICT 2; AMENDING THE ROSEBURG ZONING MAPS; AND DELAYING THE EFFECTIVE DATE OF SUCH ACTIONS UNTIL THE EARLIER OF THE THIRD ANNIVERSARY OF THE DATE THIS ORDINANCE IS ADOPTED, OR UPON TRANSFER OF OWNERSHIP OF THE PROPERTY

THE CITY COUNCIL OF THE CITY OF ROSEBURG, OREGON, finds:

1. The proposed annexation meets the requirements of ORS 197.175 and adopted Statewide Planning Goals.
2. This proposal includes annexation of lands and concurrent Zone Change for said lands which came before the Roseburg Planning Commission as a Legislative matter considered at a public hearing after due and timely notice.
3. The legislative annexation complies with provisions of ORS 222.120, ORS 222.125 and ORS 222.750(1), annexation of incorporated territory surrounded by the City.
4. The subject properties are lands surrounded by the City boundary and therefore a logical inclusion to that boundary.
5. The territory to be annexed is a part less than the entire area of a rural fire protection district - Douglas County Fire District No. 2.
6. The annexation and withdrawal of the property from the Douglas County Fire District No. 2 is consistent with the fundamental principles and applicable policies of the Roseburg Urban Area Comprehensive Plan Goals, Objectives and Policy Statements, and other adopted City policies, and it is in the best interest of the City that the area be annexed and withdrawn.
7. The City is willing to assume the responsibilities and indebtedness previously contracted by the District proportionate to the part of the District that have been annexed to the City upon the effective date of the withdrawal.
8. The City Council takes note of the Roseburg Urban Area Comprehensive Plan as 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.

effective on the earlier of the third anniversary of the date this ordinance is adopted, or upon transfer of ownership of the property:

Township	Range	Section	Tax Lot	Property ID	Property Address	Zone Change	
						From	To
27	06	1BD	400	R61022	3403 NW Broad St	R-1	MR-14
27	06	1BD	300	R61057	0 NW Walter Ct	R-1	MR-14
27	06	1CA	3100	R61029	0 NW Broad St	R-1	MR-14
27	06	1CA	3000	R61036	3323 NW Broad St	R-1	MR-14
27	06	1CA	3200	R61064	206 NW Walter CT	R-1	MR-14
27	06	1CA	2900	R61043	3321, 3319, 3317 NW Broad St	R-1	MR-14

SECTION 3. This annexation and concurrent Zone Change has been processed pursuant to Roseburg Land Use and Development Ordinance.

SECTION 4. The City Council hereby adopts as its own the Findings of Fact and Decision of the Planning Commission dated November 16, 2009 and by reference incorporated herein.

SECTION 5. This annexation is made pursuant to the provisions of ORS 222.120, 222.125, and 222.750(1), a legislative annexation without election by City electors; for which a public hearing was conducted.

SECTION 6. The subject property shall be withdrawn from Douglas County Fire District No. 2 on the delayed effective date of the annexation; at which time, the City shall assume the obligations referred to in ORS 222.520(2) and shall commence the procedure for division of assets provided in ORS 222.530. The particulars of said assumption of liabilities and division of assets shall be accomplished hereafter as provided in an Intergovernmental Agreement between the City and Douglas County Fire District No. 2 dated June 10, 1991.

SECTION 7. In accordance with ORS 222.750(5), the annexation, zone change and withdrawal of the subject property from Douglas County Fire District No. 2 shall not become effective until the earlier of the third anniversary of the date this ordinance is adopted, or upon transfer of ownership of the property.

SECTION 8. The City Recorder shall cause notice of the delayed annexation to be given to the Douglas County Clerk by recording said ordinance with the County Clerk within 60 days of the adoption thereof and shall thereafter submit to the Secretary of State of Oregon for filing, copies of the ordinance and all other instruments required so to be filed with the Secretary of State to evidence the annexation and delayed effective date thereof.

SECTION 9. The City Recorder shall submit the legal description of the territory annexed (attached hereto as Exhibit "A") and accurate map showing the annexed territory (attached hereto as Exhibit "B") to the Douglas County Assessor and the Oregon Department of Revenue as required by ORS 308.225.

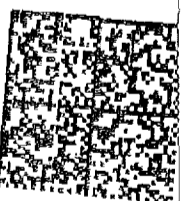
EXHIBIT "A"
2009 ANNEXATION – ISLAND THREE

A parcel of land lying in the West Half of Section 1, Township 27 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of that land described in Instrument Number 2007-20138, deed records of Douglas County; said corner being on the Easterly right-of-way line of Broad Street (county road number 217A); Thence leaving said Easterly right-of-way, along the North boundary of said Instrument Number 2007-20138 the following courses: South 87°47'22" East, 152.58 feet to a point on the Easterly right-of-way line of Walter Court (county road number 217B); Thence leaving said Easterly right-of-way, North 11°45'23" East, 31.06 feet to a point; Thence South 87°21'42" East, 98.87 feet to the Northeast corner of said Instrument Number 2007-20138; Thence along the East boundary of Palos Verde Subdivision, as recorded in Volume 10, Page 35, plat records of Douglas County; said East line also being the Westerly right-of-way line of U.S. Interstate Number 5, South 3°19'24" West, 547.87 feet to the Southeast corner of Lot 5 of said Palos Verde; Thence leaving said Westerly right-of-way line of Interstate 5, along the South line of said Lot 5; said South line also being the North line of Parcel 2 of Partition Plat #2008-0009, plat records of Douglas County, North 88°34'03" West, 125.59 feet to the Northwest corner of said Parcel 2; Thence along the West boundary of said Partition Plat #2008-0009, South 3°09'57" West, 105.02 feet to the Southwest corner of Parcel 1 of said Partition Plat #2008-0009; Thence leaving said West boundary, along the South line of a portion of vacated right-of-way of said Walter Court and the South line of Lot 6, Block A of said Palos Verde, North 87°38'24" West, 122.53 feet to a point on said Easterly right-of-way line of Broad Street; Thence along said Easterly right-of-way line the following courses: North 2°06'54" East, 103.75 feet to a point; Thence North 5°22'25" East, 105.59 feet to a point; Thence North 4°17'27" East, 105.32 feet to a point; Thence North 1°12'08" East, 310.54 feet to the point of beginning and containing 3.33 acres, more or less.

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MAIL

UNITED STATES POSTAL SERVICE



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Domestic and International Use

us.com

TO:

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

Attn: Plan Amendment Specialist
DLCD
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540