



Oregon

Theodore R. Kubongoski, 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

6/24/2010

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 007-09

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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, July 07, 2010

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

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

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Teresa L. Clemons, City of Roseburg
Gloria Gardiner, DLCD Urban Planning Specialist

Angela Lazarean, DLCD Urban Planner

Constance Beaumont, DLCD TGM Coordinator

Darren Nichols, DLCD Community Services Division Manager

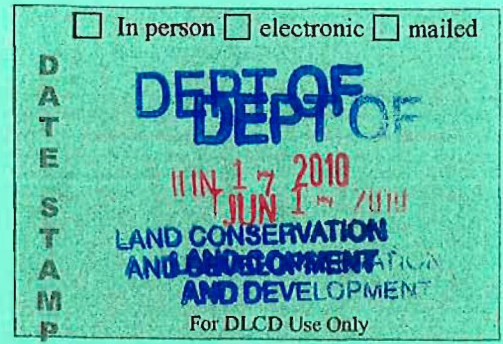
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FORM **2**

DLCD

Notice of Adoption

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



Jurisdiction: **City of Roseburg**

Local file number: **CPA-09-5**

Date of Adoption: **June 14, 2010**

Date Mailed: **June 15, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: November 20, 2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Adopted by reference Amendment to City of Roseburg Urban Area Comprehensive Plan Public Facilities Element to adopt findings for the Roseburg School District School Facility Plan pursuant to ORS 195.110 and ORS 195.20.

Does the Adoption differ from proposal? No, no further explanation needed.

No

Plan Map Changed from: **NA**

to: **NA**

Zone Map Changed from: **NA**

to: **NA**

Location: **Corporate limits of Roseburg**

Acres Involved: **6583 acres**

Specify Density: Previous: **NA**

New: **NA**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment? Yes

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. _____

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

004-09

Local Contact: **Teresa L. Clemons, CFM**

Phone: **(541) 492-6750** Extension:

Address: **900 SE Douglas Ave**

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

City: **Roseburg**

Zip: **97470**

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

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

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

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, or by emailing **larry.french@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **twenty-one (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **larry.french@state.or.us** - **Attention: Plan Amendment Specialist**.

Updated March 17, 2009

ROSEBURG CITY COUNCIL AGENDA – JUNE 14, 2010
City Council Chambers, City Hall
900 S. E. Douglas Avenue, Roseburg, OR 97470



Meetings are televised live on Charter Communications Channel 19 and available at www.cityofroseburg.org

7:00 p.m. Regular Meeting

1. **Call to Order – Mayor Larry Rich**
2. **Pledge of Allegiance**
3. **Roll Call**

Ken Averett	Rick Coen	Tom Ryan	Steve Tuchscherer
Mike Baker	Steve Kaser	Chris Spens	Verna Ward
4. **Mayor Reports**
 - A. Hometown 4th of July Celebration Proclamation
 - B. Camp Millennium Proclamation
 - C. Ride to Work Day Proclamation
 - D. Historic Resource Preservation Award – Janus Maybee & Robert Luck
 - E. Historic Resources Review Commission Appointment
 - F. Visitors and Convention Commission Appointment
5. **Commission Reports/Council Ward Reports**
6. **Special Presentations**
 - A. JoLane Middle School Student Council – Trash Audit
 - B. ODOT Grant Application Projects
7. **Audience Participation – See Information on the Reverse**
8. **Consent Agenda**
 - A. Minutes of the Regular Meeting of May 24, 2010
 - B. ODOT Grant Application Support, Resolution Nos. 2010-____ and No. 2010-____
 - C. Garden Valley Project Engineering Change Order
9. **Public Hearing**
 - A. OLCC New Outlet, Till It Shines, 1459 SE Stephens
 - B. 2010/2011 Budget, Resolution No. 2010-____
10. **Ordinances**
 - A. 2nd Reading, Ordinance No. 3350, Roseburg School Facility Forecast Plan
 - B. 2nd Reading, Ordinance No. 3351, Repeal RMC 7.06.110 Obnoxious Vegetation Notice
 - C. 2nd Reading, Ordinance No. 3352, Amend RMC 9.16.180 Tax Appeal Procedure
 - D. Ordinance No. _____, Amend RMC 9.25 Telecom Franchise Renewal Requirements
11. **City Manager Reports**
 - A. Activity Report
12. **Items From Mayor, Councilors or City Manager**
 - A. Councilor Tuchscherer Financial Recommendation
13. **Executive Session – ORS 192.660(2)**
14. **Adjournment – URBAN RENEWAL AGENCY MEETING IMMEDIATELY FOLLOWING**

***** AMERICANS WITH DISABILITIES ACT NOTICE *****

Please contact the City Recorder's Office, Roseburg City Hall, 900 SE Douglas, Roseburg, OR 97470-3397 (Phone 492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

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ORDINANCE NO. 3350

**AN ORDINANCE DECLARING A COMPREHENSIVE PLAN TEXT AMENDMENT
ADOPTING BY REFERENCE THE "ROSEBURG PUBLIC SCHOOL DISTRICT NO. 4
2008 FACILITY FORECAST PLAN"**

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

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

WHEREAS, the Planning Commission held a public hearing on File No. CPA-09-5 after duly and timely notice; and

WHEREAS, the Planning Commission adopted Findings of Fact supporting a recommendation to approve a Comprehensive Plan Text Amendment to adopt the Roseburg School District Facility Plan by reference as it applies to properties within the City Urban Growth Boundary;

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

SECTION 1. The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision dated June 3, 2010, recommending approval of the Comprehensive Plan Text Amendment.

SECTION 2: The City Council hereby adopted the Findings of Fact and Decision regarding the proposed amendment to the Comprehensive Plan as adopted by the Planning Commission making them their own Findings of Fact.

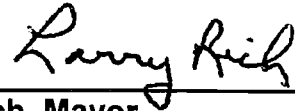
SECTION 3: Based on the evaluation detailed in the Planning Commission staff report and information considered through the public hearing process, it has been determined that the proposal conforms to the City of Roseburg Urban Area Comprehensive Plan and applicable Statewide Planning Goals.

SECTION 4: The City Council hereby approves the Comprehensive Plan Text Amendment as set forth in the Findings of Fact and detailed in the Planning Commission staff report for File No. CPA-09-5.

SECTION 5: The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Roseburg Municipal Code and/nor the Roseburg Urban Area Comprehensive Plan as amended by the provisions added, amended or repealed herein.

ADOPTED BY THE COUNCIL THIS 14TH DAY OF JUNE 2010.

APPROVED BY THE MAYOR THIS 14TH DAY OF JUNE 2010.

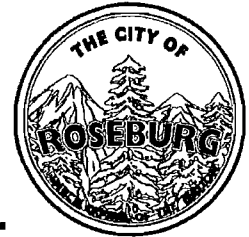


Larry Rich, Mayor

ATTEST:

Sheila R. Cox, City Recorder

ROSEBURG CITY COUNCIL AGENDA ITEM SUMMARY



Legislative Public Hearing – School Facility Plan Adoption by Reference
File No. CPA-09-5

Meeting Date: May 24, 2010
Department: Community Development
www.cityofroseburg.org

Agenda Section: Public Hearing (Legislative)
Staff Contact: Brian Davis, Director
Contact Telephone Number: 492-6750

ISSUE STATEMENT AND SUMMARY

In accordance with Senate Bill 336, the Roseburg School District (RSD) has developed a ten-year Facility Forecast Plan. Statutes require the Plan be adopted by reference into City and County Comprehensive Plans within RSD.

An on-line copy of the RSD Plan may be found at
<http://www.cityofroseburg.com/commDevelop/PACKETS/PCPACKETS.htm>

BACKGROUND

A. Council Action History.

None

B. Analysis.

RSD Facilities Plan encompasses the entire Roseburg School District No. 4, including properties within the Roseburg Urban Growth Boundary (UGB). This Council action will only affect those areas within the UGB. As explained in the attached Planning Commission staff report, City adoption of the Facility Forecast Plan assures a coordinated effort by the City, School District and County as a part of project review. The Planning Commission staff report and the Findings of Fact include a detailed analysis and evaluation of the proposal determining that it conforms to the City Urban Area Comprehensive Plan Policies, Statewide Planning Goals, and ORS 195.110, which is the new statute that established criteria for school facility plans.

C. Financial and/or Resource Considerations.

None. The amendment merely incorporates the information in the document as a resource to improve Comprehensive Planning coordination between the City, County and School District.

D. Timing Issues.

The School Facility Forecast Plan was drafted in 2008, has undergone hearings at the RSD Building and Sites Committee and Board of Directors, the Douglas County Planning Commission and Board of Commissioners, and the Roseburg Planning Commission. The City Council is the final board to consider adoption of

the Plan. The Plan is a ten-year plan to 2018, so it is important for this final adoption to take place before the Plan becomes more out of date.

COUNCIL OPTIONS

1. Proceed with adoption of Findings of Fact, followed by first reading of the Ordinance
2. Delay action and continue the matter for further consideration
3. Decline to proceed with the proposed action

STAFF RECOMMENDATION AND SUGGESTED MOTIONS

1. Staff recommends the Council adopt Planning Commission's Findings of Fact

SUGGESTED MOTION: I MOVE TO ADOPT THE FINDINGS OF FACT APPROVED BY THE PLANNING COMMISSION FOR FILE NO. CPA-09-5.

2. Proceed with first reading of the Ordinance. No motion is needed, only consensus to proceed by the Council.

Attachments

Exhibit A - Planning Commission Approved Findings of Fact – pages 3-4

Planning Commission Staff Report – pages 5-22

DLCD Letter (pages 12-16)

City Response (pages 16-20)

Douglas County Memo (page 21)

MUTCD (page 22)

ORS 195.110 – page 23-24

Schan email to staff -- page 25

Staff email to Sdhan – page 26

Mill-Pine Neighborhood letter – page 26-27

Draft City Council Ordinance – pages 28-29

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

In the matter of a Legislative)	FINDINGS OF FACT
Comprehensive Plan Amendment)	AND DECISION
to the Roseburg Urban Area)	
Comprehensive Plan amending)	FILE NO. CPA-09-5
Chapter 10 – Public Facilities and)	
Services Element to adopt by)	
reference The Roseburg School)	
District #4 “2008 Facility Forecast)	
Plan”)	
)	
)	

Finding No. 1

This matter came before the Planning Commission for public hearing on May 3, 2010, in the Council Chambers of Roseburg City Hall, 900 SE Douglas Avenue, Roseburg, Oregon.

Finding No. 2

The application was duly executed as provided in the Land Use and Development Ordinance.

Finding No. 3

Notice of the public hearing 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 interested 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 Planning Commission takes official notice of the records of the Community Development Department.

Finding No. 6

The Planning Commission staff report prepared for evaluation of this application was reviewed and taken into consideration during the review process including all exhibits and materials referenced and testimony provided through the public hearing process which is hereby made a part of the Commission’s findings.

CONCLUSION

The adoption by reference of the Roseburg School Facilities Plan and amendmen as proposed ensures compliance with ORS 195.110.

BASED ON THE INFORMATION PROVIDED IN THE STAFF REPORT, AS WELL AS A OTHER MATERIALS PRESENTED, INCLUDING RELEVANT PUBLIC INPUT, TH PLANNING COMMISSION RECOMMENDS THE CITY COUNCIL APPROVE FILE N CPA-09-5 COMPREHENSIVE PLAN AMENDMENT ADOPTION BY REFERENCE 1 CHAPTER 10 - PUBLIC FACILITIES AND SERVICES ELEMENT OF THE ROSEBURG AREA COMPREHENSIVE PLAN TO ADOPT FINDINGS ADDRESSING (2007) SB 3: FOR THE ROSEBURG SCHOOL DISTRICT FACILITY PLAN.

DATED THIS 3rd DAY OF May, 2010



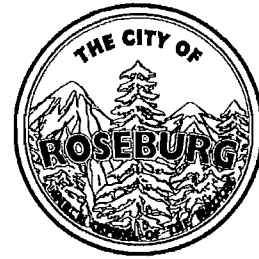
Patrick Parson, Vice-Chair



Brian Davis,
Community Development Director

Planning Commission Members:
Ron Hughes, Chair (absent)
Patrick Parson, Vice Chair
Meagan Conry
Mychal Fox
Harvey Lopez
John McDonald
Knut Torvik

CITY OF ROSEBURG PLANNING COMMISSION STAFF REPORT



Comprehensive Plan Amendment File No. CPA-09-5 Meeting Date: May 3, 2010

Prepared for: Brian Davis, Director
Community Development

Completeness Date: N/A
120-Day Limit: N/A

Staff Contact: Teresa L. Clemons, CFM Community Planner

Applicant: City of Roseburg, Community Development Department

Request: Comprehensive Plan Amendment adopting Roseburg School District Facility Plan as a support document to the Comprehensive Plan.

ISSUE STATEMENT AND SUMMARY:

In accordance with SB 336, the Roseburg School District (RSD) has developed a Facility Plan which requires an amendment to the Roseburg Urban Area Comprehensive Plan, Chapter 10, Public Facilities and Services Element. This is a legislative action. An on-line copy of the RSD Plan may be found at:
<http://www.cityofroseburg.com/commDevelop/PACKETS/PCPACKETS.htm>

BACKGROUND:

A. Location

The Facilities Plan encompasses the entire Roseburg School District No. 4, including properties within the Roseburg Urban Growth Boundary (UGB). This affects only those areas within the UGB.

B. Description/Project Proposal

Amend Roseburg Urban Area Comprehensive Plan to adopt by reference the "Roseburg Public School District #4 2008 Facility Forecast Plan" as a support document to the Public Facilities and Services Element.

C. History/Previous Action:

None – In conjunction with the required State Department of Land Conservation and Development notice, comments were received to which the City provided a response. A copy of the letters is provided. (Attachments 1 and 2)

STAFF ANALYSIS:

Since 1973, Oregon Land Use Planning has been defined by the nineteen "Statewide Planning Goals". Cities and counties comply with those statewide goals through Comprehensive Planning. This amendment is to adopt the RSD Plan by reference to the Public Facilities Element of the Roseburg Urban Area Comprehensive Plan. This

will allow the city to consider the findings from the RSD plan regarding schools in the City of Roseburg Urban Area.

The City Council decision whether or not to amend the acknowledged plan is recorded in Findings of Fact which support the decision. During the amendment process pertinent facts may be added to the Comprehensive Plan. The following is a list of findings staff recommends be added to the end of the Schools subsection of the Public Facilities Element. These findings will be added to the existing seven findings.

8. The Roseburg School District meets the definition in ORS 195.110 of a "Large School District."
9. The Roseburg School District completed the long range facilities forecast planning process in 2008. This process carefully considered the required elements outlined in ORS 195.110. Those recommendations were organized in 0-5 year, 6-10 year and 11-15 year time frames and proposed to address facility needs through improvements to existing facilities to extend their life, replacement of antiquated school(s), expanding existing school capabilities, improving the efficiency of District support facilities and importantly facility improvements to support educational program needs. In 2006, the Roseburg School District conducted the planning required by State law to create a school facilities plan.
10. The Roseburg School District #4 "2008 Facility Forecast Plan" is adopted by reference as a support document to the Roseburg Urban Area Comprehensive Plan Public Facilities and Services Element.

As a Legislative action the proposal is evaluated based on Comprehensive Plan policies and Statewide Planning Goals.

COMPREHENSIVE PLAN POLICIES

Pertinent policies that apply to the proposal have been evaluated in regard to the proposed amendment. Staff may also recommend that additional polices be added to the pertinent Comprehensive Plan Elements through this assessment process.

Public Facilities and Services Policies

Public Facilities and Services Policy No. 1

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

Public Facilities and Services Policy No. 2

The City shall encourage and help facilitate the unification and consolidation of urban services within the Urban Growth Boundary.

Public Facilities and Services Policy No. 3

The City shall strive to improve the level of cooperation with all agencies of local, state, and federal government in order to ensure the timely, orderly, and efficient provision of

all public facilities and services essential to the social, economic, and physical wellbeing of the urban area and its citizens.

ASSESSMENT

Staff recommends the addition of a policy to ensure continued coordination between the City, the County and the School District regarding schools in the Public Facilities and Services element as follows:

Public Facilities and Services Policy No.17

Encourage and coordinate planning activities that support the implementation of the Roseburg School District #4 "2008 Facility Forecast Plan."

Land Use and Urbanization Element

Urban Growth Policy No. 4

The extension of sewer, water, storm drainage, and transportation facilities within the urban growth boundary shall be in conformity with an adopted growth management program.

Urban Growth Policy No. 5

Sewer and water service shall not be extended outside jurisdiction boundaries except as may be provided for through an intergovernmental agreement or upon agreement by the affected property owner to annex to the jurisdiction providing such service.

Urban Growth Policy No. 6

New developments shall make maximum use of available land areas with minimal environmental disturbance and be located and designed to minimize such public costs as extension of sewer and water services, schools, parks, and transportation facilities.

Urban Growth Policy No. 7

New development creates a demand for new facilities and services, and because of widespread public reluctance to accept continual increases in the cost of local government, an increased share of the costs of new growth shall be borne by the new growth itself.

Urban Growth Policy No. 8

The City of Roseburg, Douglas County, and Special Districts shall develop compatible standards for facilities construction and improvements for streets, sewer, and water mains and storm drains within the urban growth boundary.

Urban Growth Policy No. 9

The City, County, and Service Districts shall develop and coordinate capital improvement programs for public facilities within the urban growth boundary.

ASSESSMENT

The Plan complies with City of Roseburg urban growth policies as listed above because it recognizes that no development of facilities outside the urban service area of Roseburg is warranted without proper coordination between City, County and District.

Schools and Parks Development Policy No. 1

Planning for school and park locations and siting should be done in close coordination with ongoing comprehensive planning taking into consideration the neighborhoods they are to serve, any physical limitations, the impact upon the transportation system, projected residential growth patterns and pedestrian access.

Schools and Parks Development Policy No. 2

Schools should be located to avoid serious distractions to study and classroom activity.

Schools and Parks Development Policy No. 3

Acquisition of school and park sites should be coordinated with the City and County to further the joint acquisition and development of park and school sites to permit the joint use of school and park facilities.

Schools and Parks Development Policy No. 4

Each school and park site should be located to provide the best possible access to the population served.

ASSESSMENT

The development of the RSD plan included coordination between City, County and District representatives to ensure compliance with the Schools and Parks Development Policies listed above. This coordination is on-going as provided in the memo received from the Douglas County Planning Department Memo. (Attachment 3)

School crossings must be periodically evaluated to ensure they remain safe. The City and District mutually ensure that crossings meet standards by following recommendations from documents like Manual of Uniform Traffic Control Devices (MUTCD) to implement improvement. School crossings are specifically addressed in MUTCD Section 4C.06 Warrant 5, School Crossing Warrants (Attachment 4)

The city and district continue efforts to promote Safe Routes to Schools. Oregon Revised Statutes require that the City and District identify barriers to walking to school. Highways and streets with more than four lanes were identified as a barrier. Children crossing West Harvard at Fir Grove Elementary, Fremont Middle School and Fullerton IV Elementary may need to cross a multi-lane street. At Fir Grove, crossing guards assist students at the signalized intersection, at Fremont older students may cross at the W Keady Court signal and the Fullerton crossing has pedestrian activated lights to alert drivers of pedestrians in the crosswalk. In the Rose Elementary neighborhoods like Mill-Pine students may need to cross SE Pine and SE Stephens Streets. While neither of these streets have four travel lanes, bus service is provided to ensure safe travel by children.

Public and Semi-Public Buildings and Lands Development Policy No. 5

Major public and semi-public buildings shall be located on or near arterials and have well planned access and parking.

Public and Semi-Public Buildings and Lands Development Policy No. 6

Community facilities should be well designed to fulfill their specified function, taking into consideration the needs of handicapped persons.

ASSESSMENT

Existing schools in the District have been established for many years. The school district has several vacant sites that are available for development if needed in the future. These include a vacant Winchester High School site adjacent to the UGB to the north, Vine Street School site at Newton Creek Road within the Roseburg UGB, and a site in the Charter Oak area which is being considered for UGB expansion. These sites have direct access to NE Stephens Street and NE Vine Street which are established arterials and the public process to identify UGB expansion sites considered the locations where future street extensions could logically occur. The Charter Oaks school site will be adjacent to a planned arterial if and when the area is urbanized. The RSD plan also identifies additional sites suitable for redevelopment or expansion.

Compliance with Statewide Planning Goals

In addition to Comprehensive Plan Policies, following is an evaluation of the applicable Statewide Planning Goals. John Renz, DLCD Regional Representative, worked closely with City of Roseburg to ensure the adoption of the RSD Plan complies with Statewide Planning Goals. See attached correspondence. (Exhibits 3 & 4)

Goal No. 1 – Citizen Involvement - To develop citizen involvement programs that ensure the opportunity for citizens to be involved in all phases of the planning process.

The City of Roseburg and Douglas County have an adopted and acknowledged Comprehensive Plan for the Roseburg Urban Area. 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 through provisions that meet ORS.

Roseburg also has an established Planning Commission that has the responsibility to act as the conduit to the City Council on land use matters. The Planning Commission is selected through an open, well-publicized public process and the Commission may include one member who resides outside the city limits. In addition, as a part of the project a Citizen Advisory Committee was formed and a community forum was held allowing for citizen input and participation. The City of Roseburg provided notice of this application 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 decisions 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.) 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.

ESEE Consequences

ESEE consequences are the positive and negative economic, social, environmental, and energy (ESEE) consequences that may result from a decision to allow, limit or prohibit a conflicting use, in this case amending the Public Facilities Element of the Roseburg Area Comprehensive Plan. Conflicting uses are land uses reasonably and customarily subject to land use regulations that could adversely affect properties. The RSD plan was evaluated for potential land use conflicts.

Economic Consequences

The RSD plan covers a ten-year window in which the only school planned for on-site replacement is Green Elementary. No schools within the Roseburg UGB are slated for replacement. Renovations are planned for all schools within the 0-5 year timeframe. Updating the schools on-site provides cost-savings as infrastructure already serves the schools. The plan evaluates proposed changes to ensure economic benefits exceed the costs. Within the planning window, the plan adequately addresses economic consequences.

Social Consequences

Due to static enrollment, the Plan recommends every school remain at its current location unless enrollment rises significantly. The district has been purchasing properties adjacent to the W. Harvard Avenue High School campus to facilitate any needed expansion on site. The High School campus is located conveniently in the heart of Roseburg, central to not only City of Roseburg residents but the entire district population based from Green to Wilbur. A signal controls traffic access to a major arterial and Interstate 5 exit 124. The bike path extends to the campus ensuring Safe Routes to Schools. No schools within the UGB are slated for complete replacement. This allows less disruption for students.

Environmental Consequences

By not tearing down and replacing existing facilities, the District is supporting green building. The impact on the environment and neighboring properties will be lessened by carefully evaluating the cost efficiencies of remodeling and adding on rather than replacing school buildings.

Energy Consequences

Plan includes use of all existing school sites only expand if and when necessary. Remodeling includes handicap accessibility and energy efficient upgrades to the physical plants at every school.

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

There are adequate sanitary sewer and water facilities available to serve the level and type of development that could occur from the proposed changes. During review of any future development plans necessary conditions will be imposed to assure utilities are adequate to serve the proposal, including any identified drainage improvements. Any required improvements shall be made by the developers at their cost for appropriate service facilities to accommodate said development.

Statewide Planning Goals not directly applicable include Agricultural Lands (No. 3); Forest lands (No 4); Open spaces, Scenic and Historic Areas and Natural Resources (No. 5); Air, Water and Land Resource Quality (No, 6), Areas Subject to Natural Disasters and Hazards (No. 7), Recreational Needs (No. 8), Economy of the State (No. 9), Housing (No. 10), Transportation (No. 12), Energy Conservation (No. 13), and Urbanization (No. 14).

OPTIONS:

1. Continue consideration to obtain more information.
2. Adopt proposed or modified Findings of Fact recommending the City Council approve the amendment.
3. Adopt modified Findings of Fact recommending the City Council deny the amendment.

CONCLUSION/SUGGESTED MOTION:

An assessment of the proposal has found that it complies with the applicable Comprehensive Plan policies and the Statewide Planning Goals. Based on the information provided, the following motion is recommended:

I MOVE TO ADOPT THE FINDINGS OF FACT AS PRESENTED AND RECOMMEND THE CITY COUNCIL **APPROVE** FILE NO. CPA-09-5 TO AMEND ROSEBURG URBAN AREA COMPREHENSIVE PLAN IN ADOPTING BY REFERENCE THE “ROSEBURG PUBLIC SCHOOL DISTRICT #4 2008 FACILITY FORECAST PLAN” AS A SUPPORT DOCUMENT TO THE PUBLIC FACILITIES AND SERVICES ELEMENT.

ATTACHMENTS:

1. DLCD Comments – Pages 9-13 (numbered 12-16 in CC report footer)
2. City Response to DLCD – Pages 14-16 (numbered 16-20 in CC report footer)
3. Douglas County Memo – Page 17 (numbered 21 in CC report footer)
4. MUTC Section 4C.06 – Page 18 (numbered 22 in CC report footer)
5. Findings of Fact - Pages 19-20 (numbered 3-4 in CC report footer)



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

Southern Oregon Field Office

155 North First Street

Central Point, Oregon 97502

Phone: (541) 858-3189

Fax: (541) 858-3142

Web Address: <http://www.lcd.state.or.us>

December 29, 2009

Teresa L. Clemons
Planning Department
City of Roseburg
900 SE Douglas Street
Roseburg, Oregon 97470



Subject: Amendment to the Public Facilities Element of the Roseburg Comprehensive Plan by incorporating the Roseburg School District #4 2008 School Facility Forecast Plan; local file CPA-09-05; DLCD file Roseburg PAPA 007-09)

Dear Ms. Clemons:

Thank you for giving the department the opportunity to review this proposed plan amendment. We understand this plan to be the Roseburg School District's plan for compliance with the schools facility planning statutes at ORS 195.110 and 195.115. We have a lot of questions and some concerns that should be addressed before the city takes formal action on these amendments. The comments cover two general areas: consistency with ORS 195.110 and ORS 195.115, and consistency with the Statewide Planning Goals and the city's comprehensive plan.

The school facility planning statutes, ORS 195.110 and 195.115

As you know, because the school district meets the definition of a "large school district" in ORS 195.110(1), the school district and the city must follow the statutory requirements for school facility planning.

Alternatives to new school construction and major renovation

The school district commissioned a citizen's advisory committee to evaluate and update the district's 1999 plan. The district has a total of 13 district schools: 9 elementary schools, 2 middle schools, 1 vocational school, and 1 high school. The 2008 plan identifies the future replacement of one elementary school and major rehabilitation of all the other schools. The plan also identifies an additional new 60-acre high school campus on a parcel that the school district purchased near Umpqua Community College.

ORS 195.110(5)(a)(E) calls for a two-part analysis: (1) the alternatives to new school construction and major renovation; and (2) measures to increase the efficient use of school sites including, but not limited to, multiple-story buildings and multi-purpose use of sites. Is there an analysis prepared by a professional in the field? To what extent did the committee consider this analysis? What was the basis for deciding on new facilities and major renovations instead of other alternatives? Including the data and findings on which the school district's decisions are based is particularly important because the facility plan states that "[m]ost schools are useable and functional for the next 20 years."

The plan states that “there is significant community use of district school buildings,” and also deficit of play field and gym space throughout the district to handle both school and community needs. Has the sharing of these facilities been considered per ORS 195.110(5)(a)(E)(ii)? Are there any school district agreements in place with the city and the city parks department that meet both school and community needs through shared facilities?

In considering alternatives to new school construction and major renovation and measures to increase the efficient use of school sites, did the school district and city consider the ability of students to walk or bicycle to school? ORS 195.115 requires the school district and city to work together to identify hazards and barriers to children walking or bicycling to and from school.

Second high school

According to the 2008 plan, the existing high school has 1,950 students, enrollment is not increasing, and there is a growing number of households without children. Planning for an additional high school will not begin until enrollment reaches 2,200. The school district has land to the north of the existing campus for its future expansion needs. If “the scope, alignment and nature of a second high school facility would be determined” if and when enrollment at the existing high school reaches 2,200, why did the school district purchase the 70.6-acre site next to the community college at this time?

The school district owns 5.1 acres next to the existing campus that is intended for expansion. Enrollment has been flat, so there isn’t a need yet for the 5-acre expansion area. It would be helpful to see the data and findings that support a determination of need for a second high school and the purchase of 70.6 acres of land for it at this time. This should include a site plan showing all needed facilities and improvements, with an explanation of the scope and source of each facility and improvement need.

How did the committee conclude that the second high school would need a minimum of 60 acres? ORS 195.110(5)(a)(E)(ii) calls for the efficient use of school sites through such means as multiple-story buildings and multi-purpose use of sites. Looking at nationally-recommended school site sizes (see attached list of school planning resources), the department doesn’t see evidence that efficiency was considered for the high school site. 60 acres is *four times* the recommended *maximum* high school site size. Assuming that a second high school does need 60 acres, why did the school district buy 70.6 acres?

The existing Roseburg High School is located on 24.8 acres in the heart of town. The school district owns an additional 5.1 acres next to the existing campus for future expansion. The 70.6-acre “Second High School Site” for a potential 60-acre second high school campus is located about 3 miles north of the city limits and north of the unincorporated community of Winchester. It is outside Roseburg’s urban growth boundary. How was this location determined? Where are the alternative sites that were considered? How were they analyzed? Was the city consulted on, or involved in, the location analysis? Did the school district and city consider the facility’s proximity to residential neighborhoods, the ability of students to walk or bicycle to school, the desirability of reducing the need for school buses and parents to drive children to school, the efficiency of development inside Roseburg’s urban area? Please note that ORS 195.115 requires

the school district and city to work together to identify hazards and barriers to children walking or bicycling to and from school. Please provide the relevant maps, data and findings.

If and when the school district plans to utilize this site, it must be within Roseburg's urban growth boundary.

Population projections

Please provide the population projections by school age group required by ORS 195.110(5)(a)(A).

The plan states that city and county officials provided insight on composition of population, future community trends, etc., but this information is not included for review. Please provide the appropriate documents and findings.

The city's role

The proposed amendment consists of a plan prepared by a Citizen's Advisory Committee and an architectural consulting firm. The proposal lacks findings demonstrating the required consultation and coordination with the City under ORS 195.110(2)(a) and (4).

Who was the school district's representative who met and conferred with a city representative at a time and place set by the city? Please provide the summary of issues discussed and proposed actions at these meetings, in compliance with ORS 195.110(4).

We don't see evidence that Roseburg initiated a school facility planning coordination agreement with the school district consistent with ORS 195.020, as required by ORS 195.110(2)(b). Please provide a copy of this agreement.

Other aspects of the school facility plan

What are the physical improvements needed in all existing schools based on the district's minimum standards, per ORS 195.110(5)(a)(C)? What are the Roseburg school district's formally adopted minimum standards?

Consistency with the Statewide Planning Goals and the city's comprehensive plan

Goal 11: The City proposes to adopt the 2008 School Facility Forecast Plan into the Public Facilities Element of its comprehensive plan. However, Goal 11 and its implementing rules in OAR 660, division 11 do not include school facilities in their definitions of "public facilities and services." Therefore, Goal 11 does not apply to this proposal. Roseburg is required to adopt the school facility plan as an element of its comprehensive plan (see ORS 195.110(2)(a)), but the Public Facilities Element is not the appropriate location. A separate and distinct school facility element appears to be the correct comprehensive plan implementation of the school facility planning statutes.

Goal 2:

Because (1) ORS 195.110(2)(a) makes a “large school district” facility plan a component of the city’s comprehensive plan, and (2) the Goal 2 definition of “plans” includes special district plans that guide land use decisions, the 2008 school facility plan is a “land use plan” under Goal 2, Part I. Goal 2, Part I requires that all land use plans include the following:

- Identification of issues and problems;
- Inventories and other factual information for each applicable statewide planning goal;
- Evaluation of alternative courses of action;
- A consideration of social economic, energy, and environmental needs; and
- Ultimate policy choices.

The proposal doesn’t include the facts and findings that constitute these components of a school facility element of a comprehensive plan.

Part I of Goal 2 requires special district plans related to land use, such as school district facility plans, to be consistent with the city’s comprehensive plan. The proposal lacks findings demonstrating that the amendments are consistent with relevant policies in Roseburg’s comprehensive plan.

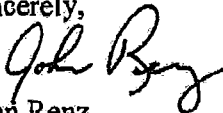
Goal 14 and ORS 195.110(8)(a): The department doesn’t see findings of consistency between the most recent coordinated 20-year population forecast under ORS 195.036 for the City of Roseburg, and the enrollment forecast(s) in the 2008 school facility plan.¹

Conclusion

The department strongly recommends that the city postpone hearing this proposal until the department and the public have had an opportunity to review the revisions recommended above.

Please include these comments in the official record for this comprehensive plan amendment. Should you have any questions regarding these comments and questions please do not hesitate to contact me at (541)858-3189 or by e-mail at [john.renz@state .or.us](mailto:john.renz@state.or.us).

Sincerely,



John Renz,
Southern Oregon Regional Representative

cc: Gloria Gardiner, Urban Planning Specialist
Angela Lazarean, Urban Planner
Constance Beaumont, TGM Program Outreach and Education Coordinator

Attachments: Resources for School Facility Planning

Resources for School Facility Planning

Below are publications, case studies and guidelines that assist school districts and local governments in promoting school sustainability and the integration of school facilities within existing and new neighborhoods.

1. As the cost of transporting students to and from school has risen, and concerns about reducing greenhouse gas emissions and controlling urban sprawl have grown, so has the interest in locating schools on sites to which students can walk or bicycle safely and easily. School districts are re-examining outdated acreage standards that often force schools onto large, remote sites accessible only by motor vehicles. The publications noted below discuss new approaches to re-creating (or simply preserving and upgrading) walkable neighborhood schools that give students transportation choices while serving their time-honored role as centers of community. Check out the resources for walkable neighborhood schools on the State Transportation and Growth Management Program's Web site at <http://www.oregon.gov/LCD/TGM/walkableschools.shtml>
2. A case study: Lewis and Clark High School in Spokane, Washington, built in 1912, was retrofitted to meet state-of-the-art educational, accessibility, seismic and other standards – go to <http://www.edfacilities.org/pubs/historic.pdf>
3. Under new guidelines (*Creating Connections: CEFPI Guide for Educational Facility Planning/2004 Edition*) published by the Council of Educational Facility Planners International (CEFPI) in 2004, school districts are encouraged to base the size of school sites on educational program needs instead of on arbitrary acreage standards. This more flexible approach has the potential of reducing "school sprawl" and of making it easier for communities to build (or preserve and renovate) schools on smaller sites located in walkable neighborhoods, as opposed to constructing stand-alone facilities on large, remote sites accessible only by car or bus. Other publications by CEFPI include: A Primer on the Renovation and Rehabilitation of Older/Historic Schools and Schools for Successful Communities: An Element of Smart Growth.
4. Leadership in Energy and Environmental Design - Neighborhood Development (LEED-ND) promotes healthy neighborhoods through sustainability, energy conservation, and walkable schools. See p. 76 at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>. The new LEED-ND rating system, published by the U.S. Green Building Council, recommends that new school campuses not exceed the following sizes:
 - High schools, 15 acres;
 - Middle schools, 10 acres; and
 - Elementary schools, five acres.

City of Roseburg

March 22, 2010

SENT VIA EMAIL

John Renz, Southern Oregon Representative
DLCD Southern Oregon Field Office
155 North First Street
Central Point, OR 97502

Subject: Amendment to the Public Facilities Element of the Roseburg Comprehensive Plan by incorporating the Roseburg School District # 4 2008 School Facility Forecast Plan; local File No. CPA-09-05; DLCD File Roseburg PAPA-007-09

Dear John:

Thank you for your December 29, 2009 letter in which you provided comments on our proposed adoption of the Roseburg School District's Facility Plan. I also want to thank you for coming up to Roseburg on February 26 to discuss this further. You provided additional insight that was very beneficial. Thank you for taking to time to clarify DLCD's position.

We discussed your response with officials at the Roseburg School District (RSD) and Douglas County Planning, and we hope this letter will provide you the information and clarification sought in your letter.

Response

Alternatives: First, RSD does not have a vocational school, just a building on the high school campus.

In accordance with ORS 195.110(5)(a)(E), RSD evaluated each school facility based on educational needs, structural components, and utility. No buildings in the UGB were considered for replacement. All buildings in the UGB were determined to be viable for the planning period, therefore significant analysis on alternatives for replacement were not needed. All facilities will need HVAC, electrical, and in some cases water and sewer improvements. The estimated costs of the modernizations begin on page 14 of the plan. There is currently no need to identify multi-story options in the City since none of the buildings need replaced. The only facility recommended for replacement is well outside the Roseburg UGB (Green School) and RSD will be replacing it on the existing site if they can identify funding in the future.

Sharing of facilities is currently an essential part of both the City's and RSD's operations. We currently have a use agreement for field space at Sunshine Park for baseball and softball field use as well as for field space in Stewart Park for softball, baseball, tennis and golf. RSD also has agreements in place with the YMCA and Boys & Girls Club for mutual use of each other's facilities.

The City has worked with RSD over the last 15 years to construct sidewalks around each school in the City limits and has put in extensive improvements to benefit pedestrian traffic on their behalf. RSD was a partner and advisor to the City's Parks Master Plan, Highway 138 Corridor Study, and Bicycle and Pedestrian Master Plan (all now part of the Comprehensive Plan). As a result of that collaborative effort, the most significant barrier to safe school bicycle and pedestrian access was eliminated this summer through the City's construction of improvements to Vine Street, which included new sidewalks and bicycle lanes. Other lower priority projects have been identified and will be done as funding allows.

Second High School: During the 1999 facilities planning process undertaken by RSD, enrollment projections provided by Portland State University indicated that the current high school would be inadequate to meet the long range needs of RSD. The property in Winchester was purchased prior to the adoption of the new planning guidelines; therefore analysis of this property is unnecessary to comply with the new statute. RSD did go through a lengthy and extensive site evaluation process to identify potential sites. One of the criteria used was that RSD would not condemn property to meet minimum size requirements. The school could not purchase adequate acreage to meet its needs and the minimum site requirement of 40 acres for a high school at the time. The study was completed in 2001 and the land was purchased shortly thereafter. There are no current plans to build on the new site and until enrollment projections indicate a potential need, no work will commence on this site. The Winchester site is not in the City, nor the UGB, and since it was purchased six years prior to the legislation, the site was not included in discussion of alternatives related to ORS 195.110.

If the remaining property behind the existing high school can be purchased, this may allow RSD to put off development of the second high school well beyond the planning period. Only if necessary expansion exceeds the capacity of the downtown site would RSD consider development of the Winchester site. If and when the property is determined to be necessary for school expansion, the City, County and RSD will ensure appropriate land use actions are taken.

Population Projections: As the service area encompasses an area much larger than the city limits or UGB of Roseburg, RSD relied on the Douglas County Comprehensive Plan population projections for overall population. Apart from this, student enrollment at each grade level and trends were then studied. As stated in the plan, steady or declining enrollment, based on actual district enrollment information from 2005 to the present, is anticipated. Former Community Development Director Fred Alley met with RSD representatives and Keith Cubic and John Boyd from Douglas County to make sure the projections were in accordance with state statutes and local policies. Since the population projections in general still call for growth, and RSD's student enrollment continues to decline, it did not seem unreasonable for RSD to continue to plan for use of existing facilities and not plan for expansion during the ten year period. RSD has no plans for "expansion" during the planning period.

The City's role: Fred Alley, then Community Development Director, participated in the advisory committee meetings, provided a presentation regarding coordination efforts required between the City and RSD, and met personally with Lance Colley, Chief Operations Office for RSD, on more than one occasion in accordance with ORS 195.110(2)(a) and 195.110(4). Since Mr. Alley's retirement in March 2009, Mr. Colley and Community Development Director Brian Davis (who also sits on RSD's budget committee) have continued close contact regarding this plan.

During the planning process and in the time since then, RSD representatives have participated three different City planning processes which directly impact the goals of the legislation: the City's Parks Master Plan, the Bicycle/Pedestrian Master Plan, and the Highway 138 Environmental Assessment.

Other aspects of the school facility plan: RSD outlined the needed improvements at each location and the estimated current costs starting on page 14 of the plan. The information is based on current building and fire codes and the professional opinion of RSD's facilities manager and professional architects involved in the planning study. RSD does adopt separate minimum standards outside the uniform building codes and fire/life safety codes enforced by the State and local agencies.

Goal 11 consistency: Concern was raised that the School Facility Plan should not be a part of the Public Facilities Element of the city comprehensive plan because of Goal 11 rules. Goal 11 and its implementing rule provide requirements for public facility planning, but it does not regulate local comprehensive plan structure. The City's existing Public Facilities Element includes all services identified in Goal 11 as well as law enforcement, health services, education, library, and other services not covered by Goal 11. As the School Facility Plan updates the education portion of the City's existing Public Facilities Element, it was logical to adopt it into that chapter. Furthermore, it appears that DLCD's main concern with the adoption of the School Facility Plan is with urban land use. It should be noted that Goal 14 allows "streets and roads, parks and school facilities" to be considered together when planning for future public facilities (OAR 660-024-0040(10)). For these reasons, it is not inconsistent with Goal 11 to adopt a school facility plan into a local comprehensive plan within a chapter entitled, "Public Facilities."

Goal 2 consistency: We do not believe RSD is a special district per ORS 195.020; nevertheless, we have met the intent of special district coordination through ORS 195.110 requirements. Its intent is to ensure coordination among local governments and large school districts when planning for future facilities. While we did not go through the trouble of formalizing a written agreement to initiate our discussions or take minutes, the coordination did take place, and the documented results are the plan as submitted. We have met the coordination requirements of 195.020, referenced in ORS 195.110(2)(b), through the process outlined above.

Goal 14 consistency: The plan indicates that enrollment will remain flat or decrease. RSD's enrollment has declined each of the last five years while the population of the City and County has increased during the same period. There is not a direct correlation between overall population trends and k-12 enrollment trends. We are comfortable with planning for no student enrollment increases based on RSD's projections during the planning period. To our knowledge

there is no requirement that RSD's forecast be consistent with the City's forecasts outlined in ORS 195.036. There is no correlation between the two. RSD's forecast is accurate for enrollment during the planning period and will be updated periodically through ORS 195.110 coordination.

Conclusion

We hope this letter has provided you additional information on the coordination process taken thus far. All steps have been consistent with ORS 195.110, which is intended to ensure that cities and large school districts openly communicate with one another. The City of Roseburg and the Roseburg School District have an excellent relationship and will continue to coordinate facilities planning as they did prior to ORS 195.110.

Finally, thanks again for meeting with us in Roseburg to discuss this. Being able to sit down and reasonably work through the substantive disagreements was very helpful. Faceless letters and emails are difficult to communicate the true concerns. Your in-person and phone conversations have been greatly appreciated. We hope this approach will be continued after you retire from DCLD this summer.

Sincerely,



Brian Davis
Community Development Director

Co: John Boyd, Douglas County Planning
Lance Colley, Roseburg School District
Gloria Gardiner, DLCD Urban Planning Specialist



PLANNING DEPARTMENT

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April 12, 2010

Teresa Clemons, Community Planner
City of Roseburg
900 S.E. Douglas Avenue
Roseburg, OR 97470

Re: Comprehensive Plan Amendment File No. CPA-09-05

Dear Teresa,

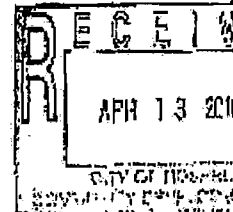
This letter is in regards to the notice we received at the Douglas County Planning Department on April 9, 2010. The notice pertained to City File Number(s) CPA-09-05 and regarded a proposed Comprehensive Plan Amendment for the Roseburg School District #4 2008 Facility Forecast Plan. The plan covers the entire Roseburg School District including properties within the Urban Growth Boundary. Douglas County completed their co-adoption of this plan last December 2009.

Based upon the provided information, the Douglas County Planning Department has no objection to the proposed comprehensive plan amendment at this time.

Thank you for the opportunity to participate in this process. Please notify us when the master plan adoption is completed.

Sincerely,

John J. Boyd AICP
Senior Planner



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---A Program With GREAT SPIRIT!---

MUTCD Section 4C.06 Warrant 5, School Crossing

Support:

01 The School Crossing signal warrant is intended for application where the fact that schoolchildren cross the major street is the principal reason to consider installing a traffic control signal. For the purposes of this warrant, the word "schoolchildren" includes elementary through high school students.

Standard:

02 **The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of schoolchildren at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the schoolchildren are using the crossing is less than the number of minutes in the same period (see Section 7A.03) and there are a minimum of 20 schoolchildren during the highest crossing hour.**

03 **Before a decision is made to install a traffic control signal, consideration shall be given to the implementation of other remedial measures, such as warning signs and flashers, school speed zones, school crossing guards, or a grade-separated crossing.**

04 **The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.**

Guidance:

05 *If this warrant is met and a traffic control signal is justified by an engineering study, then:*

- A. *If it is installed at an intersection or major driveway location, the traffic control signal should also control the minor-street or driveway traffic, should be traffic-actuated, and should include pedestrian detection.*
- B. *If it is installed at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs, and should be pedestrian-actuated. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.*

Furthermore, if it is installed within a signal system, the traffic control signal should be coordinated.

(School Facility Planning)

195.110 School facility plan for large school districts. (1) As used in this section, “large school district” means a school district that has an enrollment of over 2,500 students based on certified enrollment numbers submitted to the Department of Education during the first quarter of each new school year.

(2) A city or county containing a large school district shall:

(a) Include as an element of its comprehensive plan a school facility plan prepared by the district in consultation with the affected city or county.

(b) Initiate planning activities with a school district to accomplish planning as required under ORS 195.020.

(3) The provisions of subsection (2)(a) of this section do not apply to a city or a county that contains less than 10 percent of the total population of the large school district.

(4) The large school district shall select a representative to meet and confer with a representative of the city or county, as described in subsection (2)(b) of this section, to accomplish the planning required by ORS 195.020 and shall notify the city or county of the selected representative. The city or county shall provide the facilities and set the time for the planning activities. The representatives shall meet at least twice each year, unless all representatives agree in writing to another schedule, and make a written summary of issues discussed and proposed actions.

(5)(a) The school facility plan must cover a period of at least 10 years and must include, but need not be limited to, the following elements:

(A) Population projections by school age group.

(B) Identification by the city or county and by the large school district of desirable school sites.

(C) Descriptions of physical improvements needed in existing schools to meet the minimum standards of the large school district.

(D) Financial plans to meet school facility needs, including an analysis of available tools to ensure facility needs are met.

(E) An analysis of:

(i) The alternatives to new school construction and major renovation; and

(ii) Measures to increase the efficient use of school sites including, but not limited to, multiple-story buildings and multipurpose use of sites.

(F) Ten-year capital improvement plans.

(G) Site acquisition schedules and programs.

(b) Based on the elements described in paragraph (a) of this subsection and applicable laws and rules, the school facility plan must also include an analysis of the land required for the 10-year period covered by the plan that is suitable, as a permitted or conditional use, for school facilities inside the urban growth boundary.

(6) If a large school district determines that there is an inadequate supply of suitable land for school facilities for the 10-year period covered by the school facility plan, the city or county, or both, and the large school district shall cooperate in identifying land for school facilities and take necessary actions, including, but not limited to, adopting appropriate zoning, aggregating existing lots or parcels in separate ownership, adding one or more sites designated for school facilities to an urban growth boundary, or petitioning a metropolitan service district to add one or more sites designated for school facilities to an urban growth boundary pursuant to applicable law.

(7) The school facility plan shall provide for the integration of existing city or county land dedication requirements with the needs of the large school district.

(8) The large school district shall:

(a) Identify in the school facility plan school facility needs based on population growth projections and land use designations contained in the city or county comprehensive plan; and

(b) Update the school facility plan during periodic review or more frequently by mutual agreement between the large school district and the affected city or county.

(9)(a) In the school facility plan, the district school board of a large school district may adopt objective criteria to be used by an affected city or county to determine whether adequate capacity exists to accommodate projected development. Before the adoption of the criteria, the large school district shall confer with the affected cities and counties and agree, to the extent possible, on the appropriate criteria. After a large school district formally adopts criteria for the capacity of school facilities, an affected city or county shall accept those criteria as its own for purposes of evaluating applications for a comprehensive plan amendment or for a residential land use regulation amendment.

(b) A city or county shall provide notice to an affected large school district when considering a plan or land use regulation amendment that significantly impacts school capacity. If the large school district requests, the city or county shall implement a coordinated process with the district to identify potential school sites and facilities to address the projected impacts.

(10) A school district that is not a large school district may adopt a school facility plan as described in this section in consultation with an affected city or county.

(11) The capacity of a school facility is not the basis for a development moratorium under ORS 197.505 to 197.540.

(12) This section does not confer any power to a school district to declare a building moratorium.

(13) A city or county may deny an application for residential development based on a lack of school capacity if:

(a) The issue is raised by the school district;

(b) The lack of school capacity is based on a school facility plan formally adopted under this section; and

(c) The city or county has considered options to address school capacity. [1993 c.550 §2; 1995 c.508 §1; 2001 c.876 §1; 2007 c.579 §1]

195.115 Reducing barriers for pedestrian and bicycle access to schools. City and county governing bodies shall work with school district personnel to identify barriers and hazards to children walking or bicycling to and from school. The cities, counties and districts may develop a plan for the funding of improvements designed to reduce the barriers and hazards identified. [2001 c.940 §1]

Note: 195.115 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 195 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

Teresa L. Clemons

From: Craig Schan [craig.schan@gmail.com]
Sent: Wednesday, May 05, 2010 4:34 PM
To: Teresa L. Clemons
Subject: Questions about Roseburg school district's plan adoption
Follow Up Flag: Follow up
Flag Status: Green
Dear Theresa Clemons,

May 5, 2010

I am a concerned parent of a Rose Elementary school student, and I have some questions about the Roseburg school district's plan, that was discussed at the council meeting on Monday May 3, 2010.

In the findings, I believe, you stated it was an economically sound plan. My question to you is how much does it cost to bus the Mill-Pine students the last several hundred yards to their neighborhood school? When did that bussing practice begin? Does this annual expense meet the State's Land Use Goal for the plan with the least costly economic impact? What is the cost per student since this program has begun?

I am really concerned for my children crossing the streets, Pine and Stephens, to access the playground equipment at Rose Elementary.

I would like to know what are your findings on this issue?

Sincerely yours,

Jessica Schan
craig.schan@gmail.com

5/18/2010

Teresa L. Clemons

From: Teresa L. Clemons
Sent: Friday, May 07, 2010 4:49 PM
To: 'Craig Schan'
Subject: RE: Questions about Roseburg school district's plan adoption

Mr. & Mrs. Schan:

Thank you for your inquiry about the School Facilities Plan adoption process. As required by statute, the facilities plan addresses actual physical facilities (Buildings and such) within the district. Student transportation questions may be directed to Lance Colley at the district offices. The City Council will also be holding a public hearing regarding the plan at 7pm on May 24, 2010 in the City Council Chambers. Please email or call if you have further questions.

Teresa Clemons, CFM
Community Planner
900 SE Douglas
Roseburg, OR 97470
541.492.6750 Phone
tclemons@cityofroseburg.org

Effective July 1, 2010, the City of Roseburg will cease the use of faxing services. In an effort to promote financial and environmental sustainability, we will instead be using electronic media to receive and send communications and attachments. Thank you.

From: Craig Schan [<mailto:craig.schan@gmail.com>]
Sent: Wednesday, May 05, 2010 4:34 PM
To: Teresa L. Clemons
Subject: Questions about Roseburg school district's plan adoption

Dear Theresa Clemons,

May 5, 2010

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I am really concerned for my children crossing the streets, Pine and Stephens, to access the playground equipment at Rose Elementary.

I would like to know what are your findings on this issue?

Sincerely yours,

Jessica Schan
craig.schan@gmail.com

5/18/2010

May 18, 2010

Thank you, Brian, for the chance to meet and discuss concerns with both OAR 195.115 and the City's upcoming adoption of the Roseburg School District's Long Range Facilities Forecast.

This anticipated adoption will add the School District's plan to the City's Comprehensive Plan, and, as such is a land use policy action and subject to Oregon Land Use laws. Goal One of the Oregon land use laws affords for citizen involvement and two-way communication. In that light, this opportunity to meet with you is appreciated. Such two-way communication seems particularly important at this juncture. Roseburg is the first city in the state of Oregon to adopt a school district's long-range facilities plan into its Comprehensive Plan under the new state requirement to do so. Citizen participation is key to a smooth adoption process.

In this instance, the long-range facilities plan of the Roseburg School District calls for continued use of the Rose Elementary School which serves the Mill-Pine Neighborhood. The continued use of that facility brings into question issues addressed in Oregon Land Use Goal 11 [Public Facilities and Services].

Goal 11 specifically addresses Urban services with regard to the continued use of Rose Elementary School. Urban Facilities under Goal 11 include: ". . . appropriate types of planning, levels of service, types of facilities [such as] recreation facilities and services. . ."

In light of that language, community input at this time could include, but not be limited to, discussion of an overhead bike/pedestrian walkway above both Pine Streets and SE Stephens. Such a walkway would allow children of Roseburg School Districts' patrons access to the playground equipment for which those patrons' school tax dollars have paid, but to which their children are denied safe, walkable, bikeable routes.

Brian, prior to the City Council voting on adoption of this addition to the City's Comprehensive Plan, citizens would appreciate the opportunity to discuss various possibilities. For example, prior to placement of this item on the City Council Agenda, it's valuable for there to be time to confer with citizens in order to discuss possible joint inter-governmental cooperation in building such an overpass with City-School District cooperation and funding.

Additionally, Goal 11 allows for such facilities as crosswalks on Pine Street so that the Long-Range Plan's intention to continue use of Rose Elementary School can bring about an adopted Land Use Policy by the City which addresses the Goal 11 language which says such policy: ". . .shall be supported by types and levels of urban public facilities and services appropriate for the needs and requirements of the urban areas to be served."

Furthermore, because adoption of this Long-Range Plan includes continued use of the Rose Elementary facility, it is impacted by Land Use Goal 12: Transportation. Goal 12 calls for land use policy and action which ". . .provide(s) and encourage(s) safe, convenient, and economic transportation system." Additionally, Goal 12 language

specifically says that the adopted policy and action: "shall (1) consider all modes of transportation including. . . bicycle and pedestrian; [and] be based upon an inventory of local. . . transportation needs; [and] (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes; [and] (4) avoid principal reliance upon any one mode of transportation; [and] minimize adverse social economic and environmental impacts and costs; [and] (6) conserve energy;. . . [the] plan shall include a provision for transportation as a key facility."

Moreover, Goal 13: Energy Conservation has bearing on this planned adoption, Since the School District's Long-Range Facilities Plan calls for continued use of the Rose Elementary School facility, the current practice of transporting the Mill-Pine Neighborhood schoolchildren by school bus instead of allowing them to walk or bicycle to Rose Elementary by using the current city taxpayer provided streets and sidewalks. Goal 13 states that the Land Use actions/policies: "shall be managed. . .so as to maximize the conservation of all kinds of energy, based on sound economic principals." Before this item is placed on the City Council's Agenda, citizens in Mill-Pine desire a more thorough discussion of Goal 13 and this proposed agenda item.

Also, Goal 14 asks that the City and the School District, coordinate an: "orderly and efficient transition to urban land use." The continued use of the Rose Elementary School in the proposed adoption appears to be affected by Goal 14 sections (3) and (5). These two ask for orderly and economic provision of facilities and services, as well as consideration of environmental, energy, economic and social consequences. The playground at Rose Elementary School is a facility that is unavailable to the District's patrons' children during after school hours and on weekends. Additionally, the City provides its Mill-Pine neighborhood taxpayers' children with no area playground equipment. Before placing this issue on the City Council's agenda, it would be helpful to discuss these Goal 14 concerns.

Finally, this planned adoption of the Roseburg School District's Long-Range Facilities Plan impacts the City's obligation to follow OAR 195.115 which, as the DLCD's John Renz has already pointed out, requires the school district and city to work together to identify hazards and barriers to children walking or bicycling to and from school. In other words, this agenda item requires plans to provide Safe Routes to School for the children of the Mill-Pine Neighborhood. That is a topic which the citizens of that neighborhood would very much like to discuss with the city prior to this Long Range Facilities Plan being placed on the City Council's agenda.

Sincerely yours,

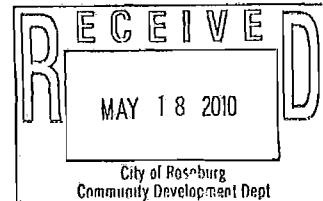
Kathy Brown, homeowner

Charles Jones, concerned homeowner

Jessica Schen, parent/homeowner

[Signature], parent/homeowner

[Signature], parent/homeowner



ORDINANCE NO. _____

**AN ORDINANCE DECLARING A COMPREHENSIVE PLAN TEXT AMENDMENT
ADOPTING BY REFERENCE THE "ROSEBURG PUBLIC SCHOOL DISTRICT NO. 4
2008 FACILITY FORECAST PLAN"**

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

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

WHEREAS, the Planning Commission held a public hearing on File No. CPA-09-5 after duly and timely notice; and

WHEREAS, the Planning Commission adopted Findings of Fact supporting a recommendation to approve a Comprehensive Plan Text Amendment to adopt the Roseburg School District Facility Plan by reference as it applies to properties within the City Urban Growth Boundary; and

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

SECTION 1: The City Council hereby takes official notice of the Planning Commission Findings of Fact and Decision June 3, 2010, recommending approval of the Comprehensive Plan Text Amendment.

SECTION 2: The City Council hereby adopted the Findings of Fact and Decision regarding the proposed amendment to the Comprehensive Plan as adopted by the Planning Commission making them their own Findings of Fact.

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

SECTION 4. The City Council hereby approves the Comprehensive Plan Text Amendment as set for in the Findings of Fact and detailed in the Planning Commission staff report for File No. CPA-09-5.

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

ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2010.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2010.

Larry Rich, Mayor

ATTEST:

Sheila R. Cox, City Recorder



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Mailed From 97470
US POSTAGE

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

TO:

Attention: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540